TheCHAMPION
The official legal organ of DeKalb County, Georgia.

LEGAL NOTICES

For an index of legal notices by page number, upcoming deadlines as well as terms and conditions of legal advertising notices, please see the chart at the bottom of this page.

The preferred method of submitting legal notices is via email in a Word document to our legal advertising department at **LegalAds@DeKalbChamp.com.** Legal notices may also be mailed to The Champion Newspaper, ATTN: Legal advertising, P. O. Box 1347, Decatur, GA 30031-1347 or dropped off in-person at 627-H East College Ave., Decatur, GA 30030.

For additional information call (404) 373-7779, Ext. 1009.

Adoptions

030-496785 5/29,6/5,6/12,6/19
IN THE SUPERIOR COURT OF TALBOT COUNTY
STATE OF GEORGIA
IN RE: Petition of
LINDA PIERCE-MAHONE
and
MELVIN MAHONE,
For Adoption of
JA'NYAH ROMONA RA'NAE TERRY,
a minor child.

++CIVIL ACTION FILE NO. 2025-A-001++
NOTICE OF SUMMONS

TO: **JARMAL TERRY**,
Respondent
You are hereby notified that the above-styled action seeking ADOPTION was filed against you in said Court on February 24, 2025, and that by reason of an Order for Service of Summons by Publication entered by the Court on _March 04_, 2025, you are hereby commanded and required to file with the Clerk of said Court and serve upon Catherine B. Baity, Petitioner's Attorney, whose address is P.O. Drawer 671, Thomaston, GA 30286, an answer to the Petition for Adoption within sixty (60) days of the date of the Order for Service by Publication. A Hearing on this matter has been scheduled for August 11, 2025, at 9:30 am in the Talbot County Courthouse, Talbotton, Georgia.

Witness the Honorable Bobby G. Peters, Judge of said Court. Given under the hand and seal of said Court, this the 21st day of May , 2025.
PENNY DILLINGHAM-MAHONE
PENNY DILLINGHAM-MAHONE, Clerk of the Superior Court of Talbot County

030-496959 6/12,6/19,6/26,7/3
NOTICE OF PUBLICATION
In the Superior Court of DeKalb County State of Georgia
Civil Action#
++23AD038-10++
IN RE: Petition of MICHAEL POLK, JR. for the Adoption of LAYLA NICOLE RUTLEDGE a Minor Child
To: **Merle Travis Rutledge, Jr.**
5999 Riviera Arch
Virginia Beach, Virginia
By Order for Service by Publication dated 20th day of September, 2023. You are hereby notified that on the 24th day of May, 2023, the Petitioner filed suit against you for a Petition for Step-Parent Adoption.
You are required to file with the Clerk of Superior Court of DeKalb County, and to serve upon Petitioner Michael Polk, Jr., any and all defenses to such pleading at this address: Samantha A. Holloway, Esq., Atlanta Divorce and Custody Law Firm, LLC, P.O. Box 142467, Fayetteville, GA 30214.
You are required to make a defense to such pleading not later than sixty (60) days after first publication, i.e. on or before date of first publication, and upon your failure to do so, the Petitioner seeking service against you, will apply to the Court for the relief sought. Any parental rights the biological father may have will be terminated upon the entry of the order of adoption.
Witness the Honorable **Tangela M. Barrie,** Judge of the DeKalb Superior Court.
This the 17th day of March, 2025.
Debra DeBerry
Clerk of Superior Court
556 N. McDonough Street
G-130 Annex
Decatur, GA. 30030-3356

030-497123 6/12,6/19,6/26
IN THE SUPERIOR COURT OF DEKALB COUNTY STATE OF GEORGIA
IN RE:
DAVID LEONARD
Petition for Adoption of:
POPPY LEIGH YOUNG,
a Female Minor Child
++Adoption No.: 24AD092-5++
NOTICE OF PUBLICATION
TO: ANTHONY NASTASI, JR.
You are hereby notified that on the 19th day of December 2024, DAVID LEONARD, Petitioner, filed suit for the adoption of one (1) female child born to ANNA KIRSTEN YOUNG, on September 23, 2022, in Fulton County, Georgia (hereinafter "Child"), Adoption No. 24AD092-5.
Pursuant to O.C.G.A §§ 9-11-4(f)(1)(A), 9-11-4(f)(1)(C), 19-8-12, and 19-8-10(c), this notice informs you that, should the petition for adoption of said Child be granted, you will lose all rights to the Child. You shall not be a party to the adoption and shall have no obligation to file an answer, but you shall have the right to appear in the adoption proceeding to show cause as to why your rights to the Child should not be terminated. Within thirty (30) days of your receipt of this notice, you have the right to file:
(1) A petition to legitimate the Child pursuant to O.C.G.A. § 19-7-22 as a separate civil action;
(2) Notice of the filing of such petition to legitimate with the Superior Court of DeKalb County, Georgia, the court in which the adoption action is pending; and
(3) Notice of the filing of the petition to legitimate to the counsel for the Petitioner herein, Anna Marie Davis, Esq. at P.O. Box 675433, Marietta, Georgia 30006 pursuant to O.C.G.A. § 19-8-12(e).
If you do not file these documents within thirty (30) days, you will lose all rights to the Child, you will not thereafter be allowed to object to the petition for adoption, and you shall not be entitled to receive further notice of the proceedings.
WITNESS, the Honorable **Judge Gregor A. Adams** of the Superior Court of DeKalb County, State of Georgia. This the 17th day of March, 2025.
Debra DeBerry, Clerk
DeKalb County Superior Court

030-497143 6/5,6/12,6/19
NOTICE TO LEGAL MOTHER
IN THE SUPERIOR COURT OF GWINETT COUNTY STATE OF GEORGIA
IN THE INTEREST OF
J'ASIKA DIANDRA BROWN
a minor child
++ADOPTION NO. 25-AD-00005-5++
To: Tamara Terrez Brown
You are hereby informed that this petition to adopt has been filed in the Superior Court of Gwinnett County, Georgia. Said petition seeks to terminate your parental rights and obligations with respect to the above-listed minor child, and of the child arising from the potential parental relationship, including the right to inheritance.
You are hereby notified that you will lose all parental rights to the child and will neither receive notice, nor be entitled to object to the adoption of the child, unless your appear in the adoption proceeding and show cause why youa parental rights should not be terminated at 8:30 AM on the 23rd day of June, 2025 at the Gwinnett County Superior Court, 75 Langley Drive, Laarenceville, Georgia 30046 befoere the Honorable **Tuwanda Rush Williams**. This legal notice is made pursuant to O.C.G.A19-8-10(c)c(1),
Attorney for Petitioner
Rhonda Fishbein
6075 Barfield Road
suite 216
Atlanta, GA 30328

Ad For Bid

040-497930 6/12,6/19
DEKALB COUNTY SCHOOL DISTRICT
ADVERTISEMENT FOR SOLICITATIONS
Sealed responses will be received electronically on the DeKalb County School District website at https://dekalb-schoolsga.ionwave.net before 2:00 P.M. EST, July 15, 2025, for:
++RFP 25-611 Personal Electronic Device Locker Installation Services++
Responses must be received electronically before 2:00 P.M. EST, Tuesday, July 15, 2025. Responses received after the stated deadline will not be accepted. Responses will be acknowledged on Tuesday, July 15, 2025, beginning at 3:00 P.M. EST.
Solicitations may be downloaded from: https://dekalb-schoolsga.ionwave.net
The DeKalb County Board of Education reserves the right to reject any or all solicitations and to waive informalities or technicalities in any solicitation received.
DEKALB COUNTY BOARD OF EDUCATION
Ms. Carla L. Smith, Vendor Services Executive Director
Dr. Devon Horton, Superintendent
June 6, 2025
Ad Control #1260

040-499059 6/19
ADVERTISEMENT FOR BIDS
DeKalb County, Georgia
Week of **JUNE 19, 2025**
Request for Solicitation No. 2025-054 Refer to the Index for the page number in which the Display ad is located
++2025-054 Commercial Containers (Two-Year Contract with 3 Options to Renew) **2025-056** Lubricants (Annual with 2 Options to Renew)++

040-499060 6/19,6/26
CITY OF TUCKER, GA – Invitation to Bid
++ITB 2025-010 FALL 2025 RESURFACING++
The City of Tucker seeks to engage the services of a qualified contractor for patching, milling, and resurfacing of 29 streets. Bids will be accepted until July 17, 2025 at 1:00pm EST and the project will be awarded to the lowest responsible and responsive bidder whose bid conforms with all the material terms and conditions of the ITB. The complete scope, specifications, and other relevant information is available for download from the City of Tucker website. www.tuckerga.gov/bids.

CONTACT US

Mailing address: The Champion Newspaper,
Attn: Legal Advertising
P.O. Box 1347
Decatur, Ga., 30031-1347
PH: 404-373-7779 x1009
FAX:678-605-6597
E-mail: legalads@dekalbchamp.com

Physical address: 627-H East College Ave.
Decatur, Ga. 30030
Office hours: 9 a.m. to 5 p.m., Monday through Friday.

The deadline for legal advertising is 5pm on Wednesday for publication in the following week's edition. Legal ad requests must specify date(s) the ad is to be published. Holidays may alter advertising deadlines. Please check the Legal Advertising calendar at **http://www.dekalblegalnotices.com/deadlines/** prior to major holidays for early deadline notices.

Foreclosures, Sheriff's Sales, Marshal Sales and Tax Sales are held on the courthouse steps on the first Tuesday of each month. Foreclosure notices and Tax Sales notices publish four consecutive weeks prior to the first Tuesday of each month.

TERMS & CONDITIONS

Clients placing legal advertising agree to read the first publication of any data submitted in any form to The Champion to verify its accuracy and shall notify the newspaper of any corrections required by 3 p.m. on the Friday following the first publication.

Fax and e-mail acceptance of legal advertising is contingent upon acceptance by any client of the following conditions and their use of fax and e-mail shall signify acceptance of the conditions:

1. The Champion will not be responsible for any errors that occur in transmission, including identification and notification that an error has occurred. Publication of any transmission as received fulfills the obligation of our publication to the sending client.

2. The Champion shall not be held responsible for any transmission directed to the publication but not received by it. The decision of the publication shall be final on determining receipt of any message.

3. The Champion has no reasonable way to confirm authenticity of a transmission received or whether it was transmitted by an authorized agent of a legal client and shall not be held responsible for determining this.

4. All clients using fax or e-mail for transmission of legal data agree to hold this publication harmless for consequences of any breach of confidentiality which might occur.

5. Facsimile and e-mail cannot replace the submission of accurate source documents, but can provide a quicker, easier way to transmit such data for those who wish to use it. We are glad to cooperate by implementing fax and e-mail availability after clarifying user risks as identified currently.

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*N/A = Not Applicable

040-499061 6/19

INVITATION TO BID ON THE City of Stone Mountain - FY 2025 CITY PARKING LOT PROJECT & FENCING ++PROJECT BID NO. CIP 2025-002++

The City of Stone Mountain is soliciting competitive sealed bids from qualified contractors for PARKING LOT ADDITION & FENCING– CITY HALL. Sealed bids will be received by the City of Stone Mountain at the Stone Mountain City Hall, 875 Main Street, Stone Mountain, Georgia 30083, until 2:00 p.m. local time on Monday, June 30, 2025. The bids will be opened by staff and the results will be posted later that day via email to the bid submitters. Any bid received after 2:00 p.m. will not be accepted. Bid envelopes must be marked on the outside with Bid Number, Name of Bidder, date and time of opening and Contractor's License Number. Failure to display Contractor's License Number may result in the bid being returned.

Work required under the contract will include installation of security fencing with associated remote access gate around existing parking lot at rear of City Hall [+/- 350LF fencing with 24'wide gate] as well as grading, stormwater management systems, paving, etc. to provide additional 30 space parking lot to the south of City Hall.

Interested parties should contact Larry Genn lgenn@lbgmassociates.com (770-312-2674) to request a bid package. PROSPECTIVE BIDDERS MUST REGISTER WITH CITY OF STONE MOUNTAIN FOR THIS PROJECT TO ENSURE NOTIFICATION OF ANY ADDEDUM RELEASES.

Bids shall be entered as a Unit Price Basis. The bidder shall provide an overall price based on unit prices for estimated quantities as described in the project manual, design plans, and outlined on the bid form. One complete set of drawings and specifications shall be provided in an electronic format. No partial sets of working drawings or specifications shall be issued. Questions shall be emailed to Larry Genn at LBGM Associates, Inc., Attention: Stone Mountain City Engineer Bid No. 2025-002 at lgenn@lbgmassociates.com. Questions will be received up to Wednesday, June 25, 2025 at 5:00 pm. Responses will be made through an addendum. Contractor shall provide email address on facsimile and/or at time of bid package request and/or pick up.

Bids in the case of Corporations not chartered in Georgia, must be accompanied by proper certification stating that said Corporation is authorized to do business in the State of Georgia. No Bidder may withdraw his Bid within ninety (90) days after the actual date of the opening thereof.

All Bidders are required to submit a Bid Bond or a certified check made payable to the City of Stone Mountain in the amount of five percent (5%) of the total amount bid. The successful bidder will be required to furnish a contract performance bond and payment bond in the amount of one hundred percent (100%) of the total amount bid and provide insurance coverage as required by the contract documents. The Bid Bond or certified check must be enclosed in the envelope with the sealed bid.

Bonding Company must be licensed to do business in Georgia, licensed to do business by the Georgia Secretary of State, authorized to do business in Georgia by the Georgia Insurance Department, listed in the Department of the Treasury's Publication of Companies Holding Certificates of Authority as Acceptable Surety on Federal Bonds and as Acceptable Reinsuring Companies and have an A.M. Best rating of A-, Class V or higher.

The Owner will award the Contract to the lowest qualified bidder, subject with the Owner's right to reject any or all bids, to waive technicalities, and to make an award deemed in its best interests.

040-499062 6/19,6/26,7/3,7/10 7/17,7/24,7/31

ADVERTISEMENT FOR RFP

City of Chamblee, Georgia
3518 Broad Street Chamblee, Georgia 30341
General Notice

City of Chamblee, Georgia is requesting proposals for ++RFP #2025-002PW – Comprehensive Stormwater System Survey & Assessment++ All Proposals submitted must be emailed in a PDF format to the address below no later than 3:00 pm (Eastern time) on **Monday, August 4, 2025. T**he subject line of the email should include the RFP number, the bid title, and opening date. Please include the entire project name. Late proposals will not be accepted. RFPinfo@chambleega.gov-ATTN: Amanda Hallauer Project Name: RFP #2025-002PW - Comprehensive Stormwater System Survey & Assessment **Pre-Bid Meeting:** (Not Mandatory) July 9, 2025 @ 11:00 am (Eastern Standard Time)City of Chamblee, Georgia 3518 Broad Street Chamblee, GA 30341 The deadline to submit questions for this RFP is Friday, July 11, 2025 at 3:00 p.m. Responses to questions will be answered in the form of an addendum no later than July 18, 2024 at 4:30 p.m.Note**City of Chamblee reserves the right to cancel any and all Request for Proposals where it is determined to be in the best interest of the City of Chamblee to do so. City of Chamblee reserves the right to increase, reduce, add or delete any item in this solicitation as deemed necessary. Instructions to Bidders. All firms are responsible for checking the Georgia Procurement Registry (GPR) on a regular basis for updates, clarifications, and announcements. This Advertisement is issued by: Kristen Gorham, City ManagerCity of Chamblee, Georgia June 19, 2025

Dissolution

080-497091 6/12,6/19

Notice of Intent to Dissolve

Notice is given that a Notice of Intent to Dissolve **++American Kidney Services, Inc.,++** a Georgia Corporation with its registered office located at 6360 Button Gwinnett Dr.., Doraville, Georgia 30340, has been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code.

Charter

100-496891 6/12,6/19

NOTICE OF INCORPORATION

Notice is given that Articles of Incorporation that will incorporate **++Oracle Core Consulting, Inc.++** have been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. The initial registered office of the corporation is located at 56 Perimeter Center E, Dunwoody, GA 30346, and its initial registered agent at such address is Sanskriti Jain.

100-496896 6/12 6/19

NOTICE OF INCORPORATION

Notice is given that Articles of Incorporation that will incorporate **++Cocktail Bistro de Leon Inc.++** have been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. The initial registered office of the corporation is located at 3709 Windmill Rd., Ellenwood, Georgia 30294 and its initial registered agent at such address is Bherita R. Hall.

100-496897 6/12,6/19

NOTICE OF INTENT TO INCORPORATE

Notice is given that Articles of Incorporation which will incorporate **++Old Mill Preserve Community Association, Inc.++** have been delivered to the Secretary of State for filing in accordance with the Georgia Nonprofit Corporation Code. The initial registered office of the corporation is located at 160 Clairemont Avenue, Suite 650, Decatur, DeKalb County, Georgia 30030 and its initial registered agent at such address is Rachel E. Conrad.

100-496900 6/12,6/19

NOTICE OF INCORPORATION

Notice is given that Articles of Incorporation that will incorporate **++Joseph Iantz Inc.++** have been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. The initial registered office of the corporation is located at 3115 Queens Walk NE, Atlanta, Georgia 30345 and its initial registered agent at such address is Joseph Iantz.

100-498005 6/19,6/26

NOTICE OF INTENT TO INCORPORATE

Notice is given that Articles of Incorporation which incorporate **++Acacia Homeowners Association, Inc. ++** have been delivered to the Secretary of State for filing in accordance with the Georgia Nonprofit Corporation Code. The initial registered office of the corporation is located at 160 Clairemont Avenue, Suite 650, Decatur, DeKalb County, Georgia 30030 and its initial registered agent at such address is Rachel E. Conrad.

Debtor & Creditor

110-496456 5/29,6/5,6/12,6/19

NOTICE TO DEBTORS AND CREDITORS

All creditors of the Estate of **++John Wesley Gilbert, Jr.++,** late of DeKalb County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment.
This 15th day of May, 2025.
Mary Lou Gilbert, Jr.
Executor of the Estate of
John Wesley Gilbert, Jr.
Deceased
1225 Briar Hills Drive NE
Atlanta, GA 30306

110-496457 5/29,6/5,6/12,6/19

NOTICE TO DEBTORS AND CREDITORS

All creditors of the Estate of **++Michael Edmonson Myers++,** late of DeKalb County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment.
This 29th day of May, 2025.
Calvin Eugene Myers
Executor of the Estate of
Michael Edmonson Myers
Deceased
Calvin Eugene Myers
3180 Westwood Drive
Atlanta, GA 30340

110-496458 5/29,6/5,6/12,6/19

NOTICE TO DEBTORS AND CREDITORS

All creditors of the Estate of **++Gary D. Roberts++,** late of DeKalb County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment.
This 6th day of May, 2025.
Oretha L. Roberts
Administrator of the Estate of
Gary D. Roberts, Deceased
E.N. Banks- Ware Law Firm, LLC
3636 Panola Rd.
Suite A
Lithonia, GA 30038

110-496459 5/29,6/5,6/12,6/19

NOTICE TO DEBTORS AND CREDITORS

All creditors of the Estate of **++Christopher Pearman++,** late of DeKalb County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment.
This 7th day of May, 2025.
Johanna Robin
Administrator of the Estate of
Christopher Pearman
Deceased
Johanna Robin
4930 Balboa Blvd.
#261730
Encino, Los Angeles County, CA 91426

110-496460 5/29,6/5,6/12,6/19

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA
COUNTY OF DEKALB

All creditors of the Estate of **++Winifred Martin Jackson,++** late of DeKalb County, Georgia, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment.
This 29th day of May, 2025.
Daniel Wayne Davis, Jr., Executor
c/o David F. Golden, Esq.
TROUTMAN PEPPER HAMILTON SANDERS LLP
Suite 3000
600 Peachtree Street N.E.
Atlanta, GA 30308

110-496494 5/29,6/5,6/12,6/19

Notice to Debtors and Creditors

All creditors of the estate of **++Maria P. Caras,++** late of DeKalb County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.
This 20th day of May, 2025
Name:
Panos P. Constantinides, Esq.
Title: Attorney for Estate of Maria P. Caras
Address: PO Box 8179
Atlanta, GA 31106

110-496495 5/29,6/5,6/12,6/19

Notice to Debtors and Creditors

All creditors of the estate of **++Pete Soulimiotis,++** late of DeKalb County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.
This 16th day of May 2025
Name:
Panos P. Constantinides, Esq.
Title: Attorney for Estate of Pete Soulimiotis
Address: PO Box 8179
Atlanta, GA 31106

110-496496 5/29,6/5,6/12,6/19

NOTICE TO DEBTORS AND CREDITORS

All creditors of the Estate of **++Drori Ikar++** late of DeKalb County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.
Dated this 15th day of May, 2025.
Tal Ikar, Executor
James W. Hass, Jr., Esq.
Lefkoff, Duncan, Grimes, McSwain, Hass & Hanley, P.C.
3715 Northside Parkway
Building 300, Suite 600
Atlanta, Georgia 30327
(404) 262-2000

110-496497 5/29,6/5,6/12,6/19

NOTICE TO DEBTORS AND CREDITORS

All creditors of the Estate of **++Horace Wesley Moody, Jr.++** late of DeKalb County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment.
This 21st day of May, 2025
Rhonda Faye Moody
Administrator
Horace Wesley Moody, Jr.
Deceased
Rhonda Faye Moody
c/o E. Nicole Harrison
2200 Century Parkway NE
Ste. 800
Atlanta, GA 30345

110-496498 5/29,6/5,6/12,6/19

NOTICE TO DEBTORS AND CREDITORS

All creditors of the Estate of **++Betsy Callachan++,** late of DeKalb County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment.
This 19th day of May, 2025.
Mark A. Callachan
Executor of the Estate of
Betsy Callachan, Deceased
4399 Locksley Rd.
Tucker, GA 30084

110-496499 5/29,6/5,6/12,6/19

NOTICE TO DEBTORS AND CREDITORS

All creditors of the Estate of **++Bobbie Faye Barber++** late of DeKalb County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.
This 19th day of May 2025
Latawsha Little-Hill, Esq.
Attorney for Gregory Barber
Administrator of the Estate of
Bobbie Faye Barber
(ESTATE NO. 2025-0840)
Georgia Will and
Probate Lawyers, LLC
4500 Hugh Howell Road
600 Heritage Place
Tucker GA 30084
(770) 493-4924

110-496500 5/29,6/5,6/12,6/19

NOTICE TO DEBTORS AND CREDITORS

All creditors of the Estate of **++Clinton Johnson, Jr.++** late of DeKalb County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.
This 19th day of May 2025
Latawsha Little-Hill, Esq.
Attorney for
Nikia Greene-Johnson
Administrator of the Estate of
Clinton Johnson, Jr.
(ESTATE NO. 2025-0234)
Georgia Will and
Probate Lawyers, LLC
4500 Hugh Howell Road
600 Heritage Place
Tucker GA 30084
(770) 493-4924

110-496501 5/29,6/5,6/12,6/19

Notice to Debtors and Creditors

All creditors of the estate of **++Glenn Souders Edgerton, Jr.++** late of Dekalb County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.
This 16th day of May, 2025
Name: Shannon Pierce Ball
Title: Executrix
Address: 836 Sycamore Drive
Decatur, GA 30030

110-496502 5/29,6/5,6/12,6/19

Notice to Debtors and Creditors

All creditors of the estate of **++Charles Stanley++** late of Dekalb County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.
This 16th day of May, 2025
Name: Gail Whitten
Title: Executor
Address: 140 Walters Lane
Sharpsburg, GA 30277

110-496503 5/29,6/5,6/12,6/19

Notice to Debtors and Creditors

All creditors of the estate of **++Rosemary Thomas Cunningham++** late of Dekalb County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.
This 29th day of May, 2025
Name: Sara L. Cunningham
Title: Executor
Address:
880 W. Peachtree Street, NW
Unit 713
Atlanta, Georgia 30309

110-496504 5/29,6/5,6/12,6/19

NOTICE TO DEBTORS AND CREDITORS

All creditors of the Estate of **++Willie L. Timmons,++** late of Dekalb County, deceased, are hereby notified to render their demands to the undersigned according to law and all persons indebted to the said estate are required to make immediate payment to Corry Timmons, Administrator for the Estate of Willie L. Timmons, 80 Dogwood Place, Covington, GA 30016. Estate No. 2025-0453.

110-496505 5/29,6/5,6/12,6/19

Notice to Debtors and Creditors

All creditors of the estate of **++Elizabeth Alexander Bucko++** late of Dekalb County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.
This 8th day of July, 2023
Name: Christopher Peter Bucko
Title: Executor
Address: 626 Wendan Drive
Decatur, GA 30033

110-496506 5/29,6/5,6/12,6/19

Notice to Debtors and Creditors

All creditors of the estate of **++Gilbert Hinton Davis++** late of Dekalb County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.
This 29th day of May, 2025
Name:
Law Office of Amy Yarkoni PC
Title: Julie Godwin Davis
Personal Representative
Address: 1 Concourse Parkway
Suite 800
Atlanta, GA 30328

110-496507 5/29,6/5,6/12,6/19
Notice to Debtors and Creditors
All creditors of the estate of **++RAFEEQ S. BADEE++** late of Dekalb County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.
This 29th day of May, 2025
Name: Todd Larsen, Esq
Title: Attorney for Administrator
Address: 914 Church Street
Decatur, GA 30030

110-496508 5/29,6/5,6/12,6/19
Notice to Debtors and Creditors
All creditors of the estate of **++Mariana Camille Greene++** late of Dekalb County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.
This 21st day of May, 2025
Name: William D. Carter, Jr.
Title: Attorney for Estate
Address:
45 Technology Pkwy. S
Suite 240
Peachtree Corners, GA 30092

110-496509 5/29,6/5,6/12,6/19
Notice to Debtors and Creditors
All creditors of the estate of **++Evelyn Smith++** late of Dekalb County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.
This 21st day of May, 2025
Name: EvaNeisha Larae Moore and EveKeisha LaRee Smith
Title: Administrators
Address:
320 East Clayton Street
Suite 418
Athens, Georgia 30601

110-496510 5/29,6/5,6/12,6/19
Notice to Debtors and Creditors
All creditors of the estate of **++Patsy Ruth Dodson++** late of Dekalb County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.
This 29th day of May, 2025
Name: Erica Ruggiero, Esq.
Title:
Attorney for Administration
Address:
1100 Peachtree Street NE
Suite 690
Atlanta, GA 30309

110-496511 5/29,6/5,6/12,6/19
NOTICE TO DEBTORS AND CREDITORS
All creditors of the Estate of **++Jon Evanlee Daum,++** Deceased, late of Dekalb County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment.
May 8, 2025
Sarah Matthews Pongracz
(f/k/a Sarah A. Matthews Pongracz)
Executor
c/o William A. Turner, Esq.
Cohen Pollock Merlin Turner, P.C.
3350 Riverwood Parkway, Suite 1600
Atlanta, Georgia 30339

110-496794 5/29,6/5,6/12,6/19
NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF DEKALB
IN RE: ESTATE OF Franklin Ward, DECEASED
All creditors of the estate of **++Franklin Ward++**, deceased, late of DeKalb County, Georgia are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to me Franklin Lee Norris Ward , Administrator of the estate of decedent Franklin Ward.
6 Blanche Street NW, Atlanta, Georgia 30318
Administrator's Address

110-496849 6/5,6/12,6/19,6/26
NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF DEKALB
All creditors of the Estate of **++Michael Jackson Padgett, Jr.++,** deceased, late of DeKalb County, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment to me.
This 13th day of May, 2025.
J. Enrique Morales, Esq.
Attorney to the Administrator of the Estate of
Michael Jackson Padgett, Jr., Deceased
Amy Howard
2620 Tribble Gates Drive
Loganville, GA 30052

110-496850 6/5,6/12,6/19,6/26
NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF DEKALB
All creditors of the Estate of **++Terry Lewis Skinner++,** late of DeKalb County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment to me.
This 13th day of May, 2025.
J. Enrique Morales, Esq.
Attorney for the Administrator of the Estate of
Terry Lewis Skinner, Deceased
Stephen ALan Skinner
2396 Saint Andrews Court Northeast
Atlanta, GA 30345

110-496851 6/5,6/12,6/19,6/26
NOTICE TO DEBTORS AND CREDITORS
All creditors of the Estate of **++Thomas F. Chalker, Jr.++,** late of DeKalb County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment.
This 14th day of May, 2025.
Deborah Chalker
Executor of the Estate of
Thomas F. Chalker, Jr., Deceased
Drew Early
50 Technology Pkwy South
Peachtree Corners, GA 30092

110-496852 6/5,6/12,6/19,6/26
NOTICE TO DEBTORS AND CREDITORS
All creditors of the Estate of **++Blanchette Blanca Ichay++,** late of DeKalb County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment to:
David Michael Ichay
Executor of the Estate of
Blanchette Blanca Ichay
6950 Clearlake Court
Atlanta, GA 30360
This 9th day of May, 2025.

110-496895 6/12,6/19,6/26,7/3
NOTICE TO DEBTORS AND CREDITORS
GEORGIA
DEKALB COUNTY
All creditors of the Estate of **++Alan Bruce Mackie++,** deceased, are hereby notified to render an account of their demands to the undersigned, and all debtors are required to make immediate payment.
This 30th day of May, 2025.
Melaine Pinkerton Mackie
Executor of the Estate of
Alan Bruce Mackie, Deceased
1193 The By Way NE
Atlanta, Georgia 30306

110-496902 6/12,6/19,6/26,7/3
NOTICE TO DEBTORS AND CREDITORS
All creditors of the Estate of **++Gloria Jean Cannon++,** late of DeKalb County, Georgia, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment.
Tara Borders, Executor
97 Orchard Rd.
Rex, GA 30273

110-496904 6/12,6/19,6/26,7/3
NOTICE TO DEBTORS AND CREDITORS
GEORGIA
DEKALB COUNTY
All creditors of the Estate of **++Margaret W. Harriss++,** late of DeKalb County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payments.
Date: May 29, 2025
Karen H. York a/k/a Karen Elizabeth York
Executor of the Estate of
Margaret W. Harriss
632 Park Drive NE
Atlanta, Georgia 30306

110-496905 6/12,6/19,6/26,7/3
NOTICE TO DEBTORS AND CREDITORS
GEORGIA
DEKALB COUNTY
All creditors of the Estate of **++Myrtle Maxine Crotty++,** late of DeKalb County, Georgia are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payments.
Date: May 29, 2025
Michelle Faramarzi
Executor of the Estate of
Myrtle Maxine Crotty
5035 Chadworth Drive
Stone Mountain, Georgia 30087

110-496909 6/12,6/19,6/26,7/3
Notice to Debtors and Creditors
All creditors of the estate of **++John Revel Crook, Jr.++** late of DeKalb County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.
This 30th day of May, 2025
Name: Lynne Crook Daw
c/o Broel Law, LLC
Title: Administrator
Address: 331 North Marietta Parkway
Marietta, Georgia 30060

110-496910 6/12,6/19,6/26,7/3
GEORGIA, DEKALB COUNTY
NOTICE TO DEBTORS AND CREDITORS
All creditors of the ESTATE OF **++ERIK PALLE SANDHOLT KOLMERS++** late of DeKalb County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payments.
Date: June 3, 2025
FAYE C. DENNIS
EXECUTOR OF THE ESTATE OF ERIK PALLE SANDHOLT KOLMERS
4520 Atlas Place
Tucker, Georgia 30084

110-496911 6/12,6/19,6/26,7/3
Notice to Debtors and Creditors
All creditors of the estate of **++Joyce Lee-Carter,++** late of DeKalb County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.
This 29th day of May, 2025
Name: Corey Lee
Title: Executor
Address: 900 Circle 75 Parkway
Ste. 800, Atlanta, GA 30339

110-496912 6/12,6/19,6/26,7/3
NOTICE TO DEBTORS AND CREDITORS
All creditors of the Estate of **++Joanna B. Hannah++,** late of DeKalb County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment.
This 5th day of June, 2025.
Aleta Mills-Stubin
Executor of the Estate of
Joanna B. Hannah
Deceased
Aleta Mills-Stubin
1125 Lanier Blvd., NE
Atlanta, GA 30306

110-496913 6/12,6/19,6/26,7/3
Notice to Debtors and Creditors
All creditors of the estate of **++Thomas Albert Shanks, Jr.++** late of DeKalb County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.
This 4th day of June, 2025
Name:
Thomas Albert Shanks, III
Title: Administrator
Address:
2046 Lakesprings Way
Dunwoody, GA 30338

110-496914 6/12,6/19,6/26,7/3
Notice to Debtors and Creditors
All creditors of the estate of **++Robert Stephen Hopkins++** late of Dekalb County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.
This 4th day of June, 2025
Name: Kevin Michael Hopkins
Title: Executor
Address: 14 Gopher Road
Avon, CO 81620

110-496915 6/12,6/19,6/26,7/3
Notice to Debtors and Creditors
All creditors of the estate of **++Claire Joy Schaffer++** late of Dekalb County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.
This 4th day of June, 2025
Name: Pamela Brill
Title: Administrator
Address:
1329 Kittredge Court NE
Atlanta, Georgia 30329

110-496916 6/12,6/19,6/26,7/3
GEORGIA, DEKALB COUNTY
NOTICE TO DEBTORS AND CREDITORS
All creditors of the **++ESTATE OF JOSEPH ROBERT LANE++** late of DeKalb County, Georgia, are hereby
notified to render their demands to the undersigned according to law, and all persons indebted to
said Estate are required to make immediate payments.
Dated: June 3, 2025
ERIC CANNON LANE
EXECUTOR
OF THE ESTATE OF
JOSEPH ROBERT LANE
3527 Wimberly Cove Trace
Dacula, Georgia 30019

110-496917 6/12,6/19,6/26,7/3
Notice to Debtors and Creditors
All creditors of the estate of **++David Kerr Warfield III++** late of Dekalb County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.
This 3rd day of June, 2025
Name: Donna T. Warfield
Title: Executor
Address: 29 Downshire Lane
Decatur, GA 30033

110-496918 6/12,6/19,6/26,7/3
NOTICE TO DEBTORS AND CREDITORS
All creditors of the Estate of **++ELGIN BROOKS, SR.,++** deceased, Late of DeKalb County, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment.
This 3rd day of June, 2025.
Shannon M. Pawley, Esq.
Attorney for
Evenegna Brooks Davis
Executor
The Estate and Asset Protection Law Firm
125 Clairemont Avenue
Suite #550
Decatur, GA 30030
404/370-0696

110-496919 6/12,6/19,6/26,7/3
NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF DEKALB
All creditors of the estate of **++Diane Ball,++** deceased, late of DeKalb County, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said
estate are required to make immediate payment to me.
This 4th day of June, 2025
J. Enrique Morales, Esq.
Attorney to the Administrator of the Estate of
Diane Ball, Deceased
Estelle Simmons
2163 Riverbrook Road
Decatur, GA 30035

110-496961 6/19,6/26,7/3,7/10
NOTICE TO DEBTORS AND CREDITORS
All creditors of the Estate of **++Elmer Russell Echols, Jr.++,** late of DeKalb County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment.
This 5th day of June, 2025.
Anne S. Echols
Executor of the Estate of
Elmer Russell Echols, Jr.
Deceased
Anne Echols
3630 Gleneagles Dr.
8-3C
Silver Spring, MD 20906

110-497090 6/12,6/19,6/26,7/3
NOTICE TO DEBTORS AND CREDITORS
All creditors of the Estate of **++Shirley M. Johnson++** late of DeKalb County, Georgia, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment.
Mary Anthony Merchant, Executor of the Estate of Shirley M. Johnson
Haley A. Schwartz, Esq.
Fox Rothschild LLP
999 Peachtree Street NE, Suite 1500
Atlanta, GA 30309

110-497097 6/05,6/12,6/19,6/26
Notice to Debtors and Creditors
All creditors of the estate of **++Robert Lee Sadler++** late of Dekalb County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.
This 2nd day of June, 2025
Name: Melba Sadler Black
Title: Administrator
Address:
520 Pirckle Ferry Rd.
Suite C,
Cumming, GA 30040

110-497100 6/12,6/19,6/26,7/3
NOTICE TO DEBTORS AND CREDITORS
All creditors of the Estate of **++Anita Jo Williams++,** late of DeKalb County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment.
This 2nd June, 2025.
Latawsha Little-Hill, Esq.
Attorney for Laura Cobb
Executor of the Estate of
Anita Jo Williams
(Estate No. 2025-0818)
Georgia Will and Probate Lawyers, LLC
4500 Hugh Howell Road
600 Heritage Place
Tucker, GA 30084
770-493-4924

110-497114 6/12/6/19,6/26,7/3
Notice to Debtors and Creditors
All creditors of the estate of **++Becky Lee Shelton++** late of Dekalb County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.
This 16th day of June, 2025
Name: Randy M. Wells
Title: Attorney for the Estate of Becky Lee Shelton
Address:
P.O. Box 53373,
Atlanta, GA 30355

110-497950 6/19,6/26,7/3,7/10
NOTICE TO DEBTORS AND CREDITORS
GEORGIA, DEKALB COUNTY
All creditors of the Estate of **++Yeshi Tasew Gedamu++,** late of DeKalb County, Georgia, deceased, are notified to submit their demands to the undersigned according to law, and all persons indebted to the Estate are required to make immediate payment.
This 4th day of June, 2025.
Yeshiwas Abate Melese
as Administrator
of the Estate of
Yeshi Tasew Gedamu
Deceased
774 Whitman Court
Stone Mountain, GA 30083
Attorney:
A. Thomas Stubbs, Esq.
Stubbs Law Office, LLC
125 Clairemont Avenue
Suite 440
Decatur, GA 30030

110-497951 6/19,6/26,7/3,7/10
NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF DEKALB
All creditors of the Estate of **++Katie Scott++,** deceased, late of DeKalb County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment.
This 4th day of June, 2025.
Mark A.C. Robinson
as Administrator
of the Estate of
Katie Scott
Mark A.C. Robinson, P.C.
P.O. Box 190029
Atlanta, GA 31119-0029
(404) 638-5864

110-497963 6/19,6/26,7/3,7/10
NOTICE TO DEBTORS AND CREDITORS
All creditors of the Estate of **++Stephen Kent Ivester++,** late of DeKalb County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment.
This 6th day of June, 2025.
Jeffrey Hawkins
Executor of the Estate of
Stephen Kent Ivester
Deceased
Jeffrey Hawkins
589 Lullingstone Drive SE
Marietta, GA 30067

110-497964 6/19,6/26,7/3,7/10
NOTICE TO DEBTORS AND CREDITORS
All creditors of the Estate of **++Mary Louise Hurd++,** late of DeKalb County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment.
This 10th day of June, 2025.
Margaret Renee West
Executor of the Estate of
Mary Louise Hurd, Deceased
Margaret Renee West
c/o E. Nicole Harrison, Esq.
2200 Century Parkway NE
Ste. 800
Atlanta, GA 30345

110-497965 6/19,6/26,7/3,7/10
NOTICE TO DEBTORS AND CREDITORS
All creditors of the Estate of **++Allen Kenneth Garrison++,** late of DeKalb County, Georgia, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment.
This 5th day of June, 2025.
Anne Garrison O'Brien
Executor of the Estate of
Allen Kenneth Garrison
Melissa P. Walker
1418 Dresden Drive
Suite 240
Atlanta, GA 30319

110-497966 6/19,6/26,7/3,7/10
NOTICE TO DEBTORS AND CREDITORS
All creditors of the Estate of **++David John Mohn++,** late of DeKalb County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment.
This 10th day of June, 2025.
Robert E. Turner
Attorney of the Estate of
David John Mohn
Deceased
Robert E. Turner
160 Clairmont Road
Suite 450
Decatur, GA 30030

110-497967 6/19,6/26,7/3,7/10
NOTICE TO DEBTORS AND CREDITORS
All creditors of the estate of **++Gerald Eugene Culwell,++** late of DeKalb County, deceased, are hereby notified to render their demands to the undersigned according to law and all persons indebted to the said estate are required to make payment to: Name: of Personal Representative Mary Y. Culwell. Personal Representative's Address: 2951 Flowers Road South, Suite 220, Atlanta, GA 30341. This 9th day of June, 2025.

110-497968 6/19,6/26,7/3,7/10
Notice to Debtors and Creditors
All creditors of the estate of **++William Thomas Moon++** late of DeKalb County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.
This 6th day of June, 2025
Name:
William Terry Gaskins
c/o Brian Douglas
and Associates, LLC
Title: Administrator
Address:
900 Circle 75 Parkway
Suite 800
Atlanta, GA 30339

110-497969 6/19,6/26,7/3,7/10
Notice to Debtors and Creditors
All creditors of the estate of **++Rosemary Thomas Cunningham++** late of Dekalb County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.
This 9th day of June, 2025
Name:
Sara Linyang Cunningham
Title: Executor
Address:
880 W Peachtree St NW
Unit 713
Atlanta, GA 30309

110-497970 6/19,6/26,7/3,7/10
Notice to Debtors and Creditors
All creditors of the estate of **++Clemon Floyd, Jr.++** late of Dekalb County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.
This 9th day of June, 2025
Name: Tasha Brown
Title: Administrator
Address:
c/o Georgia Probate
Law Group
331 N Marietta Pkwy
Marietta, GA 30060

110-497971 6/19,6/26,7/3,7/10
Notice to Debtors and Creditors
All creditors of the estate of **++Gloria Chandler++** late of Dekalb County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.
This 9th day of June, 2025
Name: Leonard Wright
Title: Executor
Address: 2634 Anastasia Cove
Decatur, GA 30033

110-497972 6/19,6/26,7/3,7/10
Notice to Debtors and Creditors
All creditors of the estate of **++James Smith++** late of Dekalb County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.
This 10th day of June, 2025
Name: Shenika Wilson
Title:
Administrator for the
Estate of James Smith
Address: 628 Blanton Lane
Birmingham, AL 35214

110-497973 6/19,6/26,7/3,7/10
Notice to Debtors and Creditors
All creditors of the estate of **++Karym Malcolm Delisle++** late of Dekalb County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.
This 10th day of June, 2025
Name: L.W. Dupard, Esq.
Atty for Estate
Title: Attorney
Address: P.O. Box 4386
Atlanta, GA 30302

110-497974 6/19,6/26,7/3,7/10
Notice to Debtors and Creditors
All creditors of the estate of **++Ronald Thomas Urken++** late of Dekalb County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.
This 19th day of June, 2025
Name: STEVEN IRA URKEN
Title: Executor
Address: 1176 City Park Lane
Decatur, Georgia 30033

110-497975 6/19,6/26,7/3,7/10
NOTICE TO DEBTORS AND CREDITORS
All creditors of the estate of **++Atinuke Joy Sode,++** late of DeKalb County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.
This 11th day of June, 2025.
Anita Diane Baker, Esq.,
Baker Law Group, LLC,
555 Sun Valley Drive
Suite N-4,
Roswell, GA 30076,
Attorney for
Titilola Temitope Sode,
Administrator for the Estate of
Atinuke Joy Sode.

110-497988 6/19,6/26,7/3,7/10
Notice to Debtors and Creditors
All creditors of the estate of **++Ellen Joan Feinberg++** late of DeKalb County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.
This 19th day of June, 2025
Name: Richard Falcon
Title: Executor
Address:
760 Nettlebrook Drive
Alpharetta, Georgia 30004

110-498019 6/5,6/12,6/19,6/26
NOTICE TO DEBTORS AND CREDITORS
All creditors of the Estate of **++John Revel Crook, Jr.++,** late of DeKalb County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment.
This 30th day of May, 2025.
Name: Lynne Crook Daw
c/o Broel Law, LLC
Title: Administrator
Address: 331 North Marietta Parkway
Marietta, Georgia 30060

110-498020 6/5,6/12,6/19,6/26
NOTICE TO DEBTORS AND CREDITORS
All creditors of the Estate of **++Norman Jay Lass++,** late of DeKalb County, Georgia, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment.
Martha G. Lass
Executor of the Estate of
Norman Jay Lass
Laura B. Traylor, Esq.
Fox Rothschild LLP
999 Peachtree Street NE
Suite 1500
Atlanta, GA 30309

110-498021 6/5,6/12,6/19,6/26
NOTICE TO DEBTORS AND CREDITORS
All creditors of the Estate of **++Alisha Hilllman++,** late of DeKalb County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment.
This 5th day of June, 2025.
Name: Luanne Bonnie
Titile: Administrator
Address: P.O. Box 1168
Decatur, GA 30031

110-498022 6/5,6/12,6/19,6/26
NOTICE TO DEBTORS AND CREDITORS
All creditors of the Estate of **++Julie C. Andrews++,** late of DeKalb County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment.
This 28th day of May, 2025.
Name: Janelle Williams
Title: Attorney
Address: 1100 Peachtree Street NE
Suite 250
Atlanta, GA 30309

110-498023 6/5,6/12,6/19,6/26
NOTICE TO DEBTORS AND CREDITORS
All creditors of the Estate of **++Gary L. Waddell++,** late of DeKalb County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment.
This 28th day of May, 2025.
Name: Nancy W. Waddell
Title: Administrator
Address: 4891 Bellewood Park
Atlanta, GA 30338

110-498024 6/5,6/12,6/19,6/26
NOTICE TO DEBTORS AND CREDITORS
All creditors of the Estate of **++Kerry Donald Gheesling++,** late of DeKalb County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment.
This 20th day of May, 2025.
Name: Kerry Allen Gheesling
Title: Administrator
Address: 92 Summit Ridge Cir.
Cartersville, GA 30120

110-498025 6/5,6/12,6/19,6/26
NOTICE TO DEBTORS AND CREDITORS
All creditors of the Estate of **++Jerome Allen Jernigan++,** late of DeKalb County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment.
This 28th day of May, 2025.
Name: Mary Barfield
c/o Scott B. Fields, Esq.
Title: Executor
Address: 1215 Hightower Trail
C-100
Atlanta, GA 30350

110-498026 6/5,6/12,6/19,6/26
NOTICE TO DEBTORS AND CREDITORS
All creditors of the Estate of **++Bonnie Jean Womack Ray++,** late of DeKalb County, Georgia, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment.
This 23rd day of May, 2025.
David B. Ray
Administrator of the Estate of
Bonnie Jean Womack Ray
Melissa P. Walker
1418 Dresden Drive
Suite 240
Atlanta, GA 30319

110-498027 6/5,6/12,6/19,6/26
NOTICE TO DEBTORS AND CREDITORS
All creditors of the Estate of **++Anne Cabler Danner++,** late of DeKalb County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment to: Name of Personal Representative: Christopher James Danner. Personal Representative's Address: 6622 Thornton Palms Drive, Tampa, FL 33647. This 27th day of May, 2025.

110-498005 6/12,6/19,6/26,7/3
NOTICE TO DEBTORS AND CREDITORS
All creditors of the Estate of **++Evelyn Jackson++,** late of DeKalb County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment.
This 27th day of May, 2025.
Cashona Wright
Administrator of the Estate of
Evelyn Jackson, Deceased
1508 Foote St. NE
Atlanta, GA 30307

Divorce

120-496462 5/29,6/5,6/12,6/19
NOTICE OF PUBLICATION
In the Superior Court of DeKalb County State of Georgia
Civil Action# **++24FM4417++**
Keith Lamar Jennings
Plaintiff
vs.
Amy Lee Jennings
Defendant
Notice is hereby given that KEITH LAMAR JENNINGS, through his counsel, John B. Jackson, the undersigned, filed a Verified Complaint for Divorce with the Superior Court of DeKalb County, Georgia on the 25th day of April, 2024, praying for a divorce from AMY LEE JENNINGS Notice is hereby given pursuant to law to any interested or affected party to appear in said court and to file objections to such Complaint. Objections must be filed with said Court within thirty (30) of the date hereof.
PREPARED BY:
/s/ John B. Jackson
Georgia Bar No. 387190
Attorney for Palintiff
LAW OFFICE OF
JOHN B. JACKSON
110 Wagon Yard Plaza
Carrollton, Georgia 30117
Phone: (770) 834-0345
Fax: (770) 406-6609

120-496857 6/5,6/12,6/19,6/26
NOTICE OF PUBLICATION
In the Superior Court of DeKalb County State of Georgia
Civil Action# **++24FM11302-8++**
Saoua Ouattara
Plaintiff
vs.
Sylvestre Djeto Bagnon
Defendant
To: **Sylvestre Djeto Bagnon**
20925 Lahser Road
Apt. 712
Southfield, Michigan 48033
By Order of the Court, for service by publication dated the 20th day of May, 2025 You are hereby notified that on the 19th day of December, 2024 The above-named Plaintiff filed suit against you for: Annulment of Marriage or in the alternative, Divorce.
You are required to file with the Clerk of Superior Court, and to serve upon the plaintiff or plaintiff's attorney whose name and address is: Jeffrey A. Auerbach Esq., P.O. Box 1107, Acworth, Georgia 30101, an Answer in writing within sixty (60) days of the date of the Order of Publication.
Witness the Honorable **Nora L. Polk,** Judge of the DeKalb Superior Court.
This the 27th day of May, 2025.
Debra DeBerry
Clerk of Superior Court
556 N. McDonough Street
G-130 Annex
Decatur, GA. 30030-3356

120-496908 6/12,6/19,6/26,7/3
NOTICE OF PUBLICATION
In the Superior Court of DeKalb County State of Georgia
Civil Action# **++25FM3960++**
LaTangela V. Streety
Plaintiff
vs.
Michael Streety
Defendant
To: **Michael Streety**
3217 Farmland Ct.
Decatur, GA 30034
By Order of the Court service for service by publication dated the 8th day of May, 2025 You are hereby notified that on the 11th day of April, 2025 The above-named Plaintiff filed suit against you for: Divorce.
You are required to file with the Clerk of Superior Court, and to serve upon the plaintiff or plaintiff's attorney whose name and address is: Michael Streety, 3217 Farmland Ct., Decatur, GA 30034 an Answer in writing within sixty (60) days of the date of the Order of Publication.
Witness the Honorable **Latisha Dear Jackson,** Judge of the DeKalb Superior Court.
This the 28th day of May, 2025.
Debra DeBerry
Clerk of Superior Court
556 N. McDonough Street
G-130 Annex
Decatur, GA. 30030-3356

120-496951 6/12,6/19,6/26,7/3
NOTICE OF PUBLICATION
In the Superior Court of DeKalb County State of Georgia
Civil Action# **++25FM2269++**
Patricia Pruitt-Simmons
Plaintiff
vs.
Cliffton Simmons
Defendant
To: **Cliffton Simmons**
By Order of the Court, for service by publication dated the 15th day of May, 2025 You are hereby notified that on the 18th day of February, 2025, the above-named Plaintiff filed suit against you for: Divorce.
You are required to file with the Clerk of Superior Court, and to serve upon the plaintiff or plaintiff's attorney whose name and address is: Patricia S. Shewmaker, Esq., 50 Technology Parkway South, Peachtree Corners, GA 30092, an Answer in writing within sixty (60) days of the date of the Order of Publication.
Witness the Honorable **Brian E. Lake,** Judge of the DeKalb Superior Court.
This the 20th day of May, 2025.
Debra DeBerry
Clerk of Superior Court
556 N. McDonough Street
G-130 Annex
Decatur, GA. 30030-3356

120-497149 6/5,6/12,6/19,6/26
NOTICE OF PUBLICATION
In the Superior Court of DeKalb County State of Georgia
Civil Action# **++25FM2314-3++**
Chavon Hill
Plaintiff
vs.
Tony Hill
Defendant
To: **Tony Hill**
By Order of the Court service for service by publication dated the 22nd day of May, 2025. You are hereby notified that on the 19th day of February, 2025 The above-named Plaintiff filed suit against you for: Divorce.

You are required to file with the Clerk of Superior Court, and to serve upon the plaintiff or plaintiff's attorney whose name and address is: Chavon Hill, 5398 Sapphire Circle, Ellenwood, GA 30294 an Answer in writing within sixty (60) days of the date of the Order of Publication.

Witness the Honorable **Yolanda C. Parker-Smith,** Judge of the DeKalb Superior Court.
This the 22nd day of May, 2025.

Debra DeBerry
Clerk of Superior Court
556 N. McDonough Street
G-130 Annex
Decatur, GA. 30030-3356

120-497952 6/19,6/26,7/3,7/10
NOTICE OF PUBLICATION
In the Superior Court
of DeKalb County
State of Georgia
Civil Action#
++24FM10109-1++
Amanda White
Plaintiff
vs.
Edwin White
Defendant
To: **Edwin White**

By Order of the Court, for service by publication dated the 29th day of May, 2025 You are hereby notified that on the 5th day of November, 2024 the above-named Plaintiff filed suit against you for: Divorce.

You are required to file with the Clerk of Superior Court, and to serve upon the plaintiff or plaintiff's attorney whose name and address is: Amanda White, 2404 Briar Knoll Rd., Lithonia, GA 30058, an Answer in writing within sixty (60) days of the date of the Order of Publication.

Witness the Honorable **Courtney Johnson,** Judge of the DeKalb Superior Court.
This the 6th day of June, 2025.

Debra DeBerry
Clerk of Superior Court
556 N. McDonough Street
G-130 Annex
Decatur, GA. 30030-3356

120-497990 6/19,6/26,7/3,7/10
NOTICE OF PUBLICATION
In the Superior Court
of DeKalb County
State of Georgia
Civil Action# **++25FM4568++**
Velicia King
Plaintiff
vs.
George King
Defendant

By Order of the Court, for service by publication dated the 3rd day of May 2025. You are hereby notified that on the 1st day of May, 2025, the above-named Plaintiff filed suit against you for: Complaint for Divorce.

You are required to file with the Clerk of Superior Court, and to serve upon the plaintiff or plaintiff's attorney whose name and address is: Velicia King, 1701 Stone Meadow Road, Lithonia, GA 30058 an Answer in writing within sixty (60) days of the date of the Order of Publication.

Witness the Honorable **Asha F. Jackson,** Judge of the DeKalb Superior Court.
This the 3rd day of May, 2025.

Debra DeBerry
Clerk of Superior Court
556 N. McDonough Street
G-130 Annex
Decatur, GA. 30030-3356

120-499079 6/19,6/26,7/3,7/10
IN THE SUPERIOR COURT
OF DEKALB COUNTY
STATE OF GEORGIA
JOANIE NATASHA GREENE,
Plaintiff
V
AMARJIT SINGH,
Defendant
CIVIL ACTION NO.
++24FM10863++
NOTICE OF PUBLICATION
TO: AMARJIT SINGH
WHEREABOUTS UNKNOWN
You are hereby notified that the above-styled action seeking a total divorce, that is a divorce a vinculo matrimonii, upon legal principles, was filed against you in said Court on 12/04/2024 and that by reason of an Order for Service of Summons by Publication
entered by the Court on 02/18, 2025, you are hereby commanded and required to file with the Clerk of said Court and serve upon Plaintiff, whose address is:
an Answer to the Complaint within sixty (60) days of 02/18, 2025
WITNESS the **Honorable Gregory A Adams**, Judge of said Court.
This the 18th day of February, 2025.

Debra DeBerry
CLERK OF SUPERIOR COURT

120-499080 6/19,6/26,7/3,7/10
IN THE SUPERIOR COURT
OF DEKALB COUNTY
STATE OF GEORGIA
KENISHA FLUKER-GAMIL,
Petitioner,
v.
DION GAMIL,
Respondent.
Civil Action File No.
++25FM1301++
NOTICE OF PUBLICATION
DION GAMIL
601 NE 39" Street, Apt. 411
Miami, FL 33137
You are hereby notified that the above-styled action seeking Divorce was filed against you in said court on January 13, 2025, and that by reason of an Order for Service of Summons by Publication entered by the court on February 21, 2025, you are hereby commanded and required to file with the clerk of said court and serve upon Sarah T. Austin, Petitioner's attorney, whose
address is Atlanta Legal Aid Society, 246 Sycamore Street, Suite 120, Decatur, GA 30030, an answer to the Petition within sixty (60) days of the date of the Order for Service by Publication.
Witness the **HONORABLE Nora Polk**, Judge of said court.
This the 29th day of March .2025.

Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

Deprived

160-496796 5/29,6/5,6/12,6/19
NOTICE TO APPEAR
STATE OF GEORGIA
COUNTY OF DEKALB
IN THE JUVENILE COURT OF
DEKALB COUNTY.
In the interest of:
++T.W., B.C., C.S., Sex: F, M, M, DOB: 7/29/11, 8/14/15, 2/25/24, Age: 13, 9, 1, YRS., Case Number 24J00962, 24J00963, 24J00962++
NOTICE OF DEPENDENCY PROCEEDINGS
TO: LASHAE SCOTT, MOTHER, GEORGE WASHINGTON, PUTATIVE FATHER, BENTON CHAMPION, PUTATIVE FATHER and ALL KNOWN, UNKNOWN, AND UNNAMED PUTATIVE, LEGAL or BIOLOGICAL FATHERS of the above-named child, WHOSE WHEREABOUTS ARE UNKNOWN.
GREETINGS: Pursuant to Order of this Court, you are hereby notified that NON-REUNIFICATION CASE PLANS were filed on May 8, 2025 in the Juvenile Court of DeKalb County by the Georgia Department of Human Services, through its agent, DeKalb County Division of Family and Children Services (hereinafter referred to as "the Division"), whose address is 2300 Parklake Drive NE, Atlanta, DeKalb County, Georgia 30345 alleging the whereabouts of the above mentioned partie(s) are unknown. The above-named child(ren) is in the temporary custody of the Division pursuant to a prior order of the Court finding the child(ren) to be dependent. The NON-REUNIFICATION Case Plan asks the Court to issue an order authorizing the Division to cease providing reunification services to the parents. At said hearing, the Court will review and consider the Division's recommended permanency plan of adoption submitted by the Division pursuant to O.C.G.A. § 15-11-231, §15-11-203, §15-11-204.
A free copy of the Order may be obtained from the Clerk of the Juvenile Court of DeKalb County, 4309 Memorial Drive, Decatur, Georgia 30030, on any day, Monday through Friday, between the hours 8:30 a.m. until 5:00 p.m. Please contact the Clerk's office at 678-409-4252 or email piojuvenile@dekalbcountyga.govfor information regarding electronic filing and virtual access.
You are hereby commanded to be and appear at the DeKalb County Juvenile Court, 4309 Memorial Drive, Decatur, Georgia 30030 by person or via Zoom via Zoom (Zoom ID 828-8623-9579) on June 20, 2025, at 9:00 o'clock a.m., before Judge Markeith D. Wilson to show cause why the request of the Division of the above-named child should not be granted. Computer access will be available at the DeKalb County Juvenile Court if needed.
You may file in the office of the Clerk of this Court and serve upon Petitioner's attorney, Leslie Y. Abbott, PO Box 3306; Decatur, Georgia 30031, within sixty (60) days of the date of the first publication, your answer to the Division's petition.
A party is entitled to counsel in these proceedings and the Court will appoint an attorney for you if you are unable, without undue financial hardship to employ counsel. Notice is hereby given that a provisional hearing may be conducted on the date listed above by the court pursuant to O.C.G.A. § 15-11-163. Findings of Fact and orders of disposition made at the provisional hearing may become final at a final hearing unless parties served by publication appear at the final hearing.
WITNESS, the Honorable Temika Murry, Chief Judge
This the 9th day of May, 2025.
Antoninette L. Brantley,
Clerk, Juvenile Court of DeKalb County

160-496799 5/29,6/5,6/12,6/19
IN THE JUVENILE COURT OF
DEKALB COUNTY
STATE OF GEORGIA
IN THE INTEREST OF: FILE NO: 990382959
++J.M.S. (f/k/a John Doe) SEX: M DOB: 09/02/2022 CASE # 25J00561++
CHILD SUBJECT TO THE JURISDICTION OF THIS COURT
TO: TIANNA SHEFFEL, mother of said child; and unknown/unnamed biological, legal or putative father, whereabouts unknown for J.M.S.
Greetings: Pursuant to an Order of this Court dated May 16, 2025, you are hereby notified that a Dependency Petition was filed against you in this Court by the Georgia Department of Human Services, through its agent, the DeKalb County Division of Family and Children's Services, alleging dependency and that the whereabouts of the parents of the above-named children are unknown. The Petition asks the Court to grant temporary legal custody of the above-named children to the Division on the grounds that the children are dependent as that term is defined by O.C.G.A. § 15-11-2. A free copy of the Petition may be obtained from the Clerk of the Juvenile Court of DeKalb County, 4309 Memorial Drive, Decatur, Georgia 30032, on any day, Monday through Friday, between the hours of 8:30 a.m. and 5:00 p.m.
Chief Judge Vincent C. Crawford
(Zoom meeting ID # 861 360 8049)
The Court is operating virtually by Consent of the Parties. Your case is scheduled to occur on June 17, 2025, at 9:30 a.m. You may sign into your hearing using the above Zoom Meeting ID, (or) you may contact Tavaress Anderson at DeKalb County Juvenile Court at (404) 294 2766 (office) or (470) 445-0792 (cell) to receive further instructions on how to participate in your hearing. Please call at least one day before your scheduled hearing.
The website for the court is: www.dekalbjuvenilecourt.org
You are commanded to be and appear via Zoom (ID number 861 360 8049) on the 17th day of June 2025, at 9:30 a.m. for a final hearing to show cause why the request of the Division to adjudicate the above-named child should not be granted. You may file in the office of the Clerk of this Court and serve upon Petitioner's attorney Sandy R. Burney, 4355 Cobb Parkway, S.E., Ste J-601, Atlanta, GA 30339, within thirty (30) days your answer to the Division's Petition.
A party is entitled to counsel in these proceedings and the Court will appoint an attorney for you if you are unable, without undue financial hardship, to employ counsel.
Notice is hereby given that a Adjudicatory Hearing on the above-stated date and at the specified location, will be conducted by the Court pursuant to O.C.G.A. § 15-11-29 on June 17, 2025 at 9:30 a.m.
Findings of Fact and orders of disposition will become final at this hearing unless parties served by publication appear at this hearing.
Witness: the Honorable Judge Vincent Crawford
This 16th day of May 2025
Antoninette Johnson-Brantley
Clerk, Juvenile Court of DeKalb County

160-499051 6/19,6/26,7/3,7/10
NOTICE TO APPEAR
STATE OF GEORGIA
COUNTY OF DEKALB
IN THE JUVENILE COURT OF DEKALB COUNTY. In the interest of
++J.S., Sex: F, DOB: 03-10-2008, Case Number 25J00251++
TO: ESSENCI SOWELL, Mother and ANTOINE CONNERS, Father
GREETINGS: Pursuant to Order of this Court, you are hereby notified that on or about February 10, 2025, a Dependency Petition was filed in this Court by the Georgia Department of Human Services, through its agent, DeKalb County Division of Family and Children Service (Division), whose address is 2300 Parklake Drive NE, Atlanta, Georgia 30345, alleging the whereabouts of the above-named parties are unknown. The above-named child is in the temporary custody of the Division pursuant to a prior order of the Court finding the child to be dependent. The Petition asks the Court to find the child dependent. The Division has also requested the Court to find that efforts to reunify the child with the parents would be detrimental to the child and not in the best interest of the child. A free copy of the Petition may be obtained from the Clerk of the Juvenile Court of DeKalb County, 4309 Memorial Drive, Decatur, Georgia 30030, on any day, Monday through Friday, between the hours 8:30 a.m. until 5:00 p.m. The Petition may also be obtained by contacting the Clerk's office at 678-409-4252.
You are hereby commanded to be and appear at the DeKalb County Juvenile Court, 4309 Memorial Drive, Decatur, Georgia 30030 on July 23, 2025 at 8:30 o'clock a.m. to show cause why the request of the Division to adjudicate the child dependent, to enter disposition including a finding that reunification services would not be in the child's best interest, and to review the matter should not be granted. The Hearing is scheduled to be held virtually; a computer will be made available at the courthouse to access the virtual hearing if needed. You may also access the DeKalb County Juvenile Court website to obtain the Zoom hearing ID. The website address is www.dekalbjuvenilecourt.org You may also contact the Clerk's office at 678-409-4252 for further information and assistance accessing the virtual hearing.
You may file in the office of the Clerk of this Court and serve upon Plaintiff's attorney, **Eleasah Waller; PO Box 360275; Decatur, Georgia 30036,** within thirty (30) days of the date of the first publication, your answer to the Division's Petition. You may contact the Clerk's office at 678-409-4252 for assistance with electronic filing.
A party is entitled to counsel in these proceedings and the Court will appoint an attorney for you if you are unable, without undue financial hardship to employ counsel. Notice is hereby given that prior to a final hearing, a provisional hearing may be conducted by
the court pursuant to O.C.G.A. 15-11-29. Findings of Fact and orders of disposition made at the provisional hearing may become final at a final hearing unless parties served by publication appear at the final hearing.
WITNESS, the Honorable Desiree Sutton Peagler, Judge
This the 11th day of June, 2025.
Antoninette Johnson-Brantley, CLERK OF COURT

160-499052 6/19,6/26,7/3,7/10
NOTICE TO APPEAR
STATE OF GEORGIA
COUNTY OF DEKALB
IN THE JUVENILE COURT OF DEKALB COUNTY. In the interest of
++A.M., Sex: M, DOB: 11-01-13, Case Number 25J00502++
TO: SHANEQUIL HEATH, Mother and TAVARES MILLER, Father
GREETINGS: Pursuant to Order of this Court, you are hereby notified that on or about February 28, 2025, a Petition For Permanent Guardianship was filed in this Court by the Georgia Department of Human Services, through its agent, DeKalb County Division of Family and Children Services (Division), whose address is 2300 Parklake Drive; Atlanta, Georgia 30345, alleging the whereabouts of the above-named parties are unknown. The above-named child is in the temporary custody of the Division pursuant to a prior order of the Court finding the children to be dependent. The Petition asks the Court to place the child under the permanent guardianship of his current caregiver. A free copy of the Petition may be obtained from the Clerk of the Juvenile Court of DeKalb County, 4309 Memorial Drive, Decatur, Georgia 30030, on any day, Monday through Friday, between the hours 8:30 a.m. until 5:00 p.m. Please contact the Clerk's office at 678-409-4252 for information regarding electronic filing and virtual access.
You are hereby commanded to be and appear at the DeKalb County Juvenile Court, 4309 Memorial Drive, Decatur, Georgia 30030 on June 23, 2025 at 9:00 o'clock a.m. to show cause why the request of the Division to grant the guardianship should not be granted. You may file in the office of the Clerk of this Court and serve upon Plaintiff's attorney, **Eleasah Waller, ESQ. PO Box 360275; Decatur, Georgia 30036**, within (30) days of the date of the first publication, your answer to the Division's Petition. The hearing may be held virtually. You may contact the Court at 678-409-4252 for further information and assistance accessing the virtual hearing.
A party is entitled to counsel in these proceedings and the Court will appoint an attorney for you if you are unable, without undue financial hardship to employ counsel. Notice is hereby given that prior to a final hearing, a provisional hearing may be conducted by
the court pursuant to O.C.G.A. 15-11-29. Findings of Fact and orders of disposition made at the provisional hearing may become final at a final hearing unless parties served by publication appear at the final hearing.
WITNESS, the Honorable Fatima El-Amin, Judge
This the 3rd day of June, 2025.
Antoninette Johnson-Brantley, CLERK OF COURT

160-499053 6/19,6/26,7/3,7/10
NOTICE TO APPEAR
STATE OF GEORGIA
COUNTY OF DEKALB
IN THE JUVENILE COURT OF DEKALB COUNTY. In the interest of
++J.G., Sex: M, DOB: 03-19-2025, Case Number 25J00907++
TO: LACEY GOSS, Mother
GREETINGS: Pursuant to Order of this Court, you are hereby notified that on or about April 23, 2025, a Dependency Petition was filed in this Court by the Georgia Department of Human Services, through its agent, DeKalb County Division of Family and Children Service (Division), whose address is 2300 Parklake Drive NE, Atlanta, Georgia 30345, alleging the whereabouts of the above-named parties are unknown. The above-named child is in the temporary custody of the Division pursuant to a prior order of the Court finding the child to be dependent. The Petition asks the Court to find the child dependent. The Division has also requested the Court to find that efforts to reunify the child with the parents would be detrimental to the child and not in the best interest of the child. A free copy of the Petition may be obtained from the Clerk of the Juvenile Court of DeKalb County, 4309 Memorial Drive, Decatur, Georgia 30030, on any day, Monday through Friday, between the hours 8:30 a.m. until 5:00 p.m. The Petition may also be obtained by contacting the Clerk's office at 678-409-4252.
You are hereby commanded to be and appear at the DeKalb County Juvenile Court, 4309 Memorial Drive, Decatur, Georgia 30030 on July 7, 2025 at 8:30 o'clock a.m. to show cause why the request of the Division to adjudicate the child dependent should not be granted. Should the petition be granted, the Court will also proceed with hearings on disposition, including the request for non-reunification, and an initial judicial review. The Hearing is scheduled to be held virtually; a computer will be made available at the courthouse to access the virtual hearing if needed. You may also access the DeKalb County Juvenile Court website to obtain the Zoom hearing ID. The website address is www.dekalbjuvenilecourt.org You may also contact the Clerk's office at 678-409-4252 for further information and assistance accessing the virtual hearing.
You may file in the office of the Clerk of this Court and serve upon Plaintiff's attorney, **Eleasah Waller; PO Box 360275; Decatur, Georgia 30036**, within thirty (30) days of the date of the first publication, your answer to the Division's

Petition. You may contact the Clerk's office at 678-409-4252 for assistance with electronic filing.
A party is entitled to counsel in these proceedings and the Court will appoint an attorney for you if you are unable, without undue financial hardship to employ counsel. Notice is hereby given that prior to a final hearing, a provisional hearing may be conducted by
the court pursuant to O.C.G.A. 15-11-29. Findings of Fact and orders of disposition made at the provisional hearing may become final at a final hearing unless parties served by publication appear at the final hearing.
WITNESS, the Honorable Fatima El-Amin, Judge
This the 3rd day of June, 2025.
Antoninette Johnson-Brantley,
CLERK OF COURT

160-499054 6/19,6/26

NOTICE TO APPEAR
STATE OF GEORGIA
COUNTY OF DEKALB
IN THE JUVENILE COURT OF DEKALB COUNTY.
In the interest of
++Q.C., S.C., Sex: M, F, DOB: 5/20/11, 5/21/09, Age: 13, 15, YRS.,
Case Number: 25J00957, 25J00958++
NOTICE OF DEPENDENCY PROCEEDINGS

TO: REGINALD ROBINSON, PUTATIVE FATHER, and ALL KNOWN/UNKNOWN AND UNNAMED PUTATIVE, LEGAL or BIOLOGICAL FATHERS
GREETINGS: Pursuant to Order of this Court you are hereby notified that on April 25, 2025 a Petition For Permanent Guardianship was filed in this Court by the Georgia Department of Human Services, through its agent, DeKalb County Division of Family and Children Services (Division), whose address is 2300 Parklake Drive NE, Atlanta, DeKalb County, Georgia 30345, alleging the whereabouts of the above-named parties are unknown. The above-named child is in the temporary custody of the Division pursuant to a prior order of the Court finding the child to be dependent. The Permanent Guardianship Petition asks that the Court appoint permanent guardian(s) for the children with all the rights and duties provided under O.C.G.A. §§ 29-2-21, 20-2-22 and 29-2-23, and administer the oath required of a guardian pursuant to O.C.G.A. § 20-2-24.). A free copy of the Petition may be obtained from the Clerk of the Juvenile Court of DeKalb County, 4309 Memorial Drive, Decatur, Georgia 30030, on any day, Monday through Friday, between the hours 8:30 a.m. until 5:00 p.m.
You are hereby commanded to be and appear at the DeKalb County Juvenile Court, 4309 Memorial Drive, Decatur, Georgia 30030 on July 2, 2025 at 10:30 o'clock a.m., before Judge Temika Murry via Zoom (Zoom ID 581 751 2155) on to show cause why the request of the Division to grant the termination should not be granted. You may file in the office of the Clerk of this Court and serve upon Plaintiff's attorney, **Leslie Y. Abbott , PO Box 3306; Decatur, Georgia 30031,** within (30) days of the date of the first publication, your answer to the Division's Petition.
The putative father(s) shall lose all rights to the child and the Court will enter an Order terminating all such parental rights unless within thirty (30) days from the receipt of this Petition, he files a petition to legitimate the child and files notice of the filing of the petition to legitimate with the DeKalb County Juvenile Court.
A party is entitled to counsel in these proceedings and the Court will appoint an attorney for you if you are unable, without undue financial hardship to employ counsel. Notice is hereby given that a provisional hearing may be conducted on the date listed above by the court pursuant to O.C.G.A. 15-11-163. Findings of Fact and orders of disposition made at the provisional hearing may become final at a final hearing unless parties served by publication appear at the final hearing.
WITNESS, the Honorable Temika Murry, Chief Judge
This the 28th day of April, 2025.
Antoninette Johnson-Brantley,
CHIEF DEPUTY CLERK OF COURT

160-499058 6/19,6/26

NOTICE TO APPEAR
STATE OF GEORGIA
COUNTY OF DEKALB
IN THE JUVENILE COURT OF DEKALB COUNTY.
In the interest of
++A.I., Sex: F, DOB: 7/13/17 Age: 7 YRS., Case Number: 25J01050++
NOTICE OF DEPENDENCY PROCEEDINGS

TO: JOEL ROMERO, PUTATIVE FATHER, and ALL KNOWN/UNKNOWN AND UNNAMED PUTATIVE, LEGAL or BIOLOGICAL FATHERS
GREETINGS: Pursuant to Order of this Court you are hereby notified that on May 5, 2025 a Petition For Permanent Guardianship was filed in this Court by the Georgia Department of Human Services, through its agent, DeKalb County Division of Family and Children Services (Division), whose address is 2300 Parklake Drive NE, Atlanta, DeKalb County, Georgia 30345, alleging the whereabouts of the above-named parties are unknown. The above-named child is in the temporary custody of the Division pursuant to a prior order of the Court finding the child to be dependent. The Permanent Guardianship Petition asks that the Court appoint permanent guardian(s) for the children with all the rights and duties provided under O.C.G.A. §§ 29-2-21, 20-2-22 and 29-2-23, and administer the oath required of a guardian pursuant to O.C.G.A. § 20-2-24.). A free copy of the Petition may be obtained from the Clerk of the Juvenile Court of DeKalb County, 4309 Memorial Drive, Decatur, Georgia 30030, on any day, Monday through Friday, between the hours 8:30 a.m. until 5:00 p.m.
You are hereby commanded to be and appear at the DeKalb County Juvenile Court, 4309 Memorial Drive, Decatur, Georgia 30030 on July 8, 2025 at 1:30 o'clock p.m., before Judge Temika Murry via Zoom (Zoom ID 581 751 2155) on to show cause why the request of the Division to grant the termination should not be granted. You may file in the office of the Clerk of this Court and serve upon Plaintiff's attorney, **Leslie Y. Abbott , PO Box 3306; Decatur, Georgia 30031,** within (30) days of the date of the first publication, your answer to the Division's Petition.
The putative father(s) shall lose all rights to the child and the Court will enter an Order terminating all such parental rights unless within thirty (30) days from the receipt of this Petition, he files a petition to legitimate the child and files notice of the filing of the petition to legitimate with the DeKalb County Juvenile Court.
A party is entitled to counsel in these proceedings and the Court will appoint an attorney for you if you are unable, without undue financial hardship to employ counsel. Notice is hereby given that a provisional hearing may be conducted on the date listed above by the court pursuant to O.C.G.A. 15-11-163. Findings of Fact and orders of disposition made at the provisional hearing may become final at a final hearing unless parties served by publication appear at the final hearing.
WITNESS, the Honorable Temika Murry, Chief Judge
This the 11th day of June, 2025.
Antoninette Johnson-Brantley,
CHIEF DEPUTY CLERK OF COURT

Termination

170-496797 5/29,6/5,6/12,6/19

NOTICE TO APPEAR
STATE OF GEORGIA
COUNTY OF DEKALB
IN THE JUVENILE COURT OF DEKALB COUNTY.
In the interest of
++I.D., K.D-S., K. D-S., Sex: F, F, M, DOB: 12/07/15, 4/22/18, 4/22/18, Age: 9, 7, 7, YRS., Case Number: 25J00715, 24J00716, 24J0717++
NOTICE OF DEPENDENCY PROCEEDINGS
TO: D'NISHA DAVIS, MOTHER, KENTAVIOUS SLATON, LEGAL FATHER, and ALL KNOWN/UNKNOWN AND UNNAMED PUTATIVE, LEGAL or BIOLOGICAL FATHERS
GREETINGS: Pursuant to Order of this Court, you are hereby notified that on or about March 28, 2024, a Petition For Termination of Parental Rights was filed in this Court by the Georgia Department of Human Services, through its agent, DeKalb County Division of Family and Children Services (Division), whose address is 2300 Parklake Drive NE, Atlanta, DeKalb County, Georgia 30345, alleging the whereabouts of the above-named parties are unknown. The above-named child is in the temporary custody of the Division pursuant to a prior order of the Court finding the child to be dependent. The Petition asks the Court to terminate parental rights and obligations of the parents, with respect to the child, arising out of the parental relationship, including the right to inheritance, and that the child be committed to the Georgia Department of Human Services with the right to proceed for adoption. A free copy of the Petition may be obtained from the Clerk of the Juvenile Court of DeKalb County, 4309 Memorial Drive, Decatur, Georgia 30030, on any day, Monday through Friday, between the hours 8:30 a.m. until 5:00 p.m.
You are hereby commanded to be and appear at the DeKalb County Juvenile Court, 4309 Memorial Drive, Decatur, Georgia 30030 on July 2, 2025 at 11:00 o'clock a.m., before Judge Temika Murry via Zoom (Zoom ID 581 751 2155) on to show cause why the request of the Division to grant the termination should not be granted. You may file in the office of the Clerk of this Court and serve upon Plaintiff's attorney, Leslie Y. Abbott , PO Box 3306; Decatur, Georgia 30031, within (30) days of the date of the first publication, your answer to the Division's Petition.
The putative father(s) shall lose all rights to the child and the Court will enter an Order terminating all such parental rights unless within thirty (30) days from the receipt of this Petition, he files a petition to legitimate the child and files notice of the filing of the petition to legitimate with the DeKalb County Juvenile Court.
A party is entitled to counsel in these proceedings and the Court will appoint an attorney for you if you are unable, without undue financial hardship to employ counsel. Notice is hereby given that a provisional hearing may be conducted on the date listed above by the court pursuant to O.C.G.A. 15-11-163. Findings of Fact and orders of disposition made at the provisional hearing may become final at a final hearing unless parties served by publication appear at the final hearing.
WITNESS, the Honorable Temika Murry, Chief Judge
This the 16th day of May, 2025.
Antoninette Johnson-Brantley,
CHIEF DEPUTY CLERK OF COURT

170-499055 6/19,6/26,7/3,7/10

NOTICE TO APPEAR
STATE OF GEORGIA
COUNTY OF DEKALB
IN THE JUVENILE COURT OF DEKALB COUNTY.
In the interest of
++E.L.O., Sex: F, DOB: 6/12/24, Age: 11 MOS, Case Number: 25J01149++
NOTICE OF DEPENDENCY PROCEEDINGS
TO: SADIE ODOM, MOTHER, MOSES WILLIAMS, PUTATIVE FATHER, and ALL KNOWN/UNKNOWN AND UNNAMED PUTATIVE, LEGAL or BIOLOGICAL FATHERS
GREETINGS: Pursuant to Order of this Court, you are hereby notified that on or about May 23, 2025, a Petition For Termination of Parental Rights was filed in this Court by the Georgia Department of Human Services, through its agent, DeKalb County Division of Family and Children Services (Division), whose address is 2300 Parklake Drive NE, Atlanta, DeKalb County, Georgia 30345, alleging the whereabouts of the above-named parties are unknown. The above-named child is in the temporary custody of the Division pursuant to a prior order of the Court finding the child to be dependent. The Petition asks the Court to terminate parental rights and obligations of the parents, with respect to the child, arising out of the parental relationship, including the right to inheritance, and that the child be committed to the Georgia Department of Human Services with the right to proceed for adoption. A free copy of the Petition may be obtained from the Clerk of the Juvenile Court of DeKalb County, 4309 Memorial Drive, Decatur, Georgia 30030, on any day, Monday through Friday, between the hours 8:30 a.m. until 5:00 p.m.
You are hereby commanded to be and appear at the DeKalb County Juvenile Court, 4309 Memorial Drive, Decatur, Georgia 30030 on July 25, 2025, at 9:00 o'clock a.m., before Judge Markeith D. Wilson via Zoom (Zoom ID 828-8623-9579) on to show cause why the request of the Division to grant the termination should not be granted. You may file in the office of the Clerk of this Court and serve upon Plaintiff's attorney, **Leslie Y. Abbott , PO Box 3306; Decatur, Georgia 30031**, within (30) days of the date of the first publication, your answer to the Division's Petition.
The putative father(s) shall lose all rights to the child and the Court will enter an Order terminating all such parental rights unless within thirty (30) days from the receipt of this Petition, he files a petition to legitimate the child and files notice of the filing of the Petition to Legitimate with the DeKalb County Juvenile Court.
A party is entitled to counsel in these proceedings and the Court will appoint an attorney for you if you are unable, without undue financial hardship to employ counsel. Notice is hereby given that a provisional hearing may be conducted on the date listed above by the court pursuant to O.C.G.A. 15-11-163. Findings of Fact and orders of disposition made at the provisional hearing may become final at a final hearing unless parties served by publication appear at the final hearing.
WITNESS, the Honorable Temika Murry, Chief Judge
This the 9th day of May, 2025.
Antoninette Johnson-Brantley,
CHIEF DEPUTY CLERK OF COURT

170-499056 6/19,6/26,7/3,7/10

IN THE JUVENILE COURT OF DEKALB COUNTY
STATE OF GEORGIA
IN THE INTEREST OF: FILE No. ++990377377, 990377374
A. P. SEX: F DOB: 07/12/19
CASE # 24J02107++
A Child/Children Under 18 Years of Age
NOTICE OF TERMINATION PROCEEDINGS
TO: Shantesha Perry the biological mother and any known/unknown, named/unnamed putative, biological and/or legal father of the above-named children.
GREETINGS: Pursuant to an Order of this Court dated October 7, 2024 you are hereby notified that a Petition for Termination of Parental Rights has been filed against you in this Court by the Georgia Department of Human Services, through its agent, the DeKalb County Division of Family and Children Services (Department), 2300 Parklake Dr., Atlanta, Georgia 30345 alleging that the whereabouts and the identity of the biological mother and putative father are unknown. The above-named child is in the temporary custody of the Department pursuant to a prior order of the Court finding the child to be dependent. The Petition asks the Court to terminate the parental rights and obligations of the parents, with respect to the child, and of the child to them arising out of the parental relationship, including the right to inheritance, and that the child be committed to the Georgia Department of Human Services, with the right to proceed for adoption. A free copy of the petition may be obtained from the Clerk of the Juvenile Court of DeKalb County, 4309 Memorial Dr., Decatur, Georgia 30032, on any day, Monday through Friday, between the hours of 8:30 a.m. and 5:00 p.m.
You are commanded to be and appear at the DeKalb County Juvenile Justice Center, 4309 Memorial Dr., Decatur, Georgia 30032 on the 13th day of August 2025 at 9:00 a.m. to show cause why the request of the Department to terminate your parental rights to the above-named child should not be granted.
This hearing will be held virtually via ZOOM at the same date and time listed above. The ZOOM ID number for this hearing is 9970-509-5447. Computers will be available at the DeKalb County Juvenile Court if needed. You may file in the office of the Clerk of this Court and serve upon Petitioner's attorney, **Jerry W. Thacker, PO. Box 83480 Conyers, Georgia 30013** your answer to the Department's Petition.
The biological father may lose all rights to the child and the Court will enter an order terminating all such father's rights to the child and such father may not object to the termination of his parental rights unless, within thirty (30) from the receipt of this Petition, unless he files a petition to legitimate the child and files notice of the filing of the petition to legitimate with the DeKalb County Juvenile Court.
A party is entitled to counsel in these proceedings and the Court will appoint an attorney for you if you are unable, without undue financial hardship, to employ counsel.
WITNESS, Desire Sutton Peagler, Judge
This the 5th of June 2025.
/S/Antoninette Brantley
Clerk, Juvenile Court of DeKalb County

170-499057 6/19,6/26,7/3,7/10

IN THE JUVENILE COURT OF DEKALB COUNTY
STATE OF GEORGIA
IN THE INTEREST OF: FILE NO.: ++990372884, 114947
J. C. E. SEX: F DOB: 08-22-18
CASE # 24J00013
A. C. SEX: F DOB: 08-03-19
CASE # 24J00014++
Children Under 18 Years of Age
NOTICE OF TERMINATION PROCEEDINGS

TO: Crayvon Banks and Christian Landers and any unknow unnamed, putative, biological or legal father WHOSE WHEREABOUTS ARE UNKNOWN:
GREETINGS: Pursuant to an Order of this Court dated January 3, 2024, you are hereby notified that a Petition for Termination of Parental Rights has been filed against you in this Court by the Georgia Department of Human Services, through its agent, the DeKalb County Division of Family and Children Services (Division), located at 2300 Parklake Dr., Atlanta, Georgia 30345 alleging that the whereabouts of the biological mother and father and the identity and whereabouts of any unknown putative father are unknown. The above-named children are in the temporary custody of the Division pursuant to a prior order of the Court finding the children to be dependent. The Petition asks the Court to terminate the parental rights and obligations of the parents, with respect to the children, and of the children to them arising out of the parental relationship, including the right to inheritance, and that the children be committed to the Georgia Department of Human Services, with the right to proceed for adoption. A free copy of the petition may be obtained from the Clerk of the Juvenile Court of DeKalb County, 4309 Memorial Dr., Decatur, Georgia 30032, on any day, Monday through Friday, between the hours of 8:30 a.m. and 5:00 p.m.
You are commanded to be and appear at the DeKalb County Juvenile Justice Center, 4309 Memorial Dr., Decatur, Georgia 30032 on the 20th day of August 2025 at 9:00 p.m. to show cause why the request of the Division to terminate your parental rights to the above-named children should not be granted.
This hearing will be held virtually via ZOOM at the same date and time listed above. The ZOOM ID number for this hearing is 9970-509-5447. Computers will be available at the DeKalb County Juvenile Court if needed. You may file in the office of the Clerk of this Court and serve upon Petitioner's attorney, **Jerry W. Thacker, PO. Box 83480 Conyers, Georgia 30013** prior to August 20, 2025, your answer to the Divisions' Petition.
The biological fathers may lose all rights to the children and the Court may enter an order terminating all such father's rights to the child and such father may not object to the termination of his parental rights unless, within thirty (30) from the receipt of this Petition, unless he files a petition to legitimate the children and files notice of the filing of the petition to legitimate with the DeKalb County Juvenile Court.
A party is entitled to counsel in these proceedings and the Court will appoint an attorney for you if you are unable, without undue financial hardship, to employ counsel.
WITNESS, the Honorable Desiree Sutton Peagler
This 3rd day of June 2025.
/S/ Antoninette Brantley
Clerk, Juvenile Court of DeKalb County Georgia

Name Change

200-496440 5/29,6/5,6/12,6/19

NOTICE OF PETITION TO CHANGE NAME OF ADULT
DeKalb County Superior Court
State of Georgia
Civil Action Case Number
++25FM5018++

Hawa Kaba Onabanjo filed a petition in the DeKalb County Superior Court on May 20, 2025, to change the name from: **Hawa Kaba Onabanjo** to **Hawa Kaba-Syllah.**

Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Dated: 5/20/2025
Hawa Kaba Onabanjo
Petitioner, Pro se
2631 Penders Ridge Dr.
Ellenwood, GA 30294
Debra DeBerry
Clerk of Superior Court

200-496441 5/9,6/5,6/12,6/19
NOTICE OF PETITION TO CHANGE NAME OF ADULT
DeKalb County Superior Court
State of Georgia
Civil Action Case Number
++25FM4578++
Shannae Johnson filed a petition in the DeKalb County Superior Court on May 1, 2025, to change the name from: **Shannae Johnson** to **Shannae Williams.**
Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Dated: 5/1/2025
S. Johnson
Petitioner, Pro se
7522 Knoll Hollow Road
Lithonia, GA 30058
Debra DeBerry
Clerk of Superior Court

200-496442 5/29,6/5,6/12,6/19
NOTICE OF PETITION TO CHANGE NAME OF ADULT
DeKalb County Superior Court
State of Georgia
Civil Action Case Number
++25FM4870-10++
Alexandra Bailey Crommelin-Caviness filed a petition in the DeKalb County Superior Court on May 14, 2025, to change the name from: **Alexandra Bailey Crommelin-Caviness** to **Alexandra Bailey Caviness.**
Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Dated: May 14, 2025
Alexandra Bailey Crommelin-Caviness
Petitioner, Pro se
4506 Chamblee Tucker Rd.
Tucker, GA 30084
Debra DeBerry
Clerk of Superior Court

200-496804 5/29,6/5,6/12,6/19
NOTICE OF PETITION TO CHANGE NAME OF ADULT
DeKalb County Superior Court
State of Georgia
Civil Action Case Number
++25FM4812++
José Gonzalez filed a petition in the DeKalb County Superior Court on May 12, 2025, to change the name from: **José Gonzalez** to **José Reyes Howard Marinez Gonzalez.**
Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Dated: May 12, 2025
José Gonzalez
Petitioner, Pro se
2853 Candler Rd.
Unit 371312
Decatur, GA 30034
Debra DeBerry
Clerk of Superior Court

200-496805 5/29,6/5,6/12,6/19
NOTICE OF PETITION TO CHANGE NAME(S) OF MINOR CHILD(REN)
DeKalb County Superior Court
State of Georgia
Civil Action Case Number
++25FM3861++
Daniel Woldeselassie filed a petition in the DeKalb County Superior Court on 4/8/2025, to change the name(s) of the following minor child(ren) from: **Meron Kamil Tahir, Soliana Kamil Tahir** to **Meron Woldegiorigs Daniel, Soliana Woldegiorgis Daniel.**
Any interested party has the right to appear in this case and file objections within the time prescribed in OCGA §§19-12-1 (f)(2) and (3).
Dated: 4/8/2025
Daniel Woldeselassie
Petitioner, Pro se
3933 Williams Street
Clarkston, GA 30021
Debra DeBerry
Clerk of Superior Court

200-496807 5/29,6/5,6/12,6/19
NOTICE OF PETITION TO CHANGE NAME OF ADULT
DeKalb County Superior Court
State of Georgia
Civil Action Case Number
++25FM5167++
Alan Ricardo Aguirre Fernandez filed a petition in the DeKalb County Superior Court on 5/23/2025, to change the name from: **Alan Ricardo Aguirre Fernandez** to **Alan Ruben Caro.**
Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Dated: 5/23/2025
Alan Ricardo Aguirre Fernandez
Petitioner, Pro se
3666 Embry Cir
Atlanta, GA 30341
Debra DeBerry
Clerk of Superior Court

200-496808 5/29,6/5,6/12,6/19
NOTICE OF PETITION TO CHANGE NAME OF ADULT
DeKalb County Superior Court
State of Georgia
Civil Action Case Number
++25FM5168++
Hannah Michelle Young filed a petition in the DeKalb County Superior Court on 5/23/2025, to change the name from: **Hannah Michelle Young** to **Hannah Young Caro.**
Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Dated: 5/23/2025
Hannah Michelle Young
Petitioner, Pro se
3666 Embry Cir
Atlanta, GA 30341
Debra DeBerry
Clerk of Superior Court

200-496809 5/29,6/5,6/12,6/19
NOTICE OF PETITION TO CHANGE NAME OF ADULT
DeKalb County Superior Court
State of Georgia
Civil Action Case Number
++25FM5080++
Shytonnia Monique Ozella Jones filed a petition in the DeKalb County Superior Court on 5/21/2025, to change the name from: **Shytonnia Monique Ozella Jones** to **Lola-Brooke Ozella Jones.**
Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Dated: 5/21/2025
Shytonnia Monique Ozella Jones
Petitioner, Pro se
866 Heritage Oaks Dr
Stone Mountain, GA 30088
Debra DeBerry
Clerk of Superior Court

200-496810 5/29,6/5,6/12,6/19
NOTICE OF PETITION TO CHANGE NAME(S) OF MINOR CHILD(REN)
DeKalb County Superior Court
State of Georgia
Civil Action Case Number
++25FM4991++
Hakim Bin Noor Mohamed filed a petition in the DeKalb County Superior Court on 5/19/2025, to change the name(s) of the following minor child(ren) from: **Muhammad Amirul Bi B Hakim, Muhammad Zahirul B Hakim, Muhammad Azrul Hakim** to **Amirul Hakim, Zahirul Hakim, Azrul Hakim.**
Any interested party has the right to appear in this case and file objections within the time prescribed in OCGA §§19-12-1 (f)(2) and (3).
Dated: 5/19/2025
Hakim Bin Noor Mohamed
Petitioner, Pro se
3664 Dial Drive
Stone Mountain, GA 30083
Debra DeBerry
Clerk of Superior Court

200-496811 5/29,6/5,6/12,6/19
NOTICE OF PETITION TO CHANGE NAME(S) OF MINOR CHILD(REN)
DeKalb County Superior Court
State of Georgia
Civil Action Case Number
++25FM2628++
Fabiola Salinas Cruz filed a petition in the DeKalb County Superior Court on February 25 2025, to change the name(s) of the following minor child(ren) from: **Brittany Salinas** to **Brittany Toscano Salinas.**
Any interested party has the right to appear in this case and file objections within the time prescribed in OCGA §§19-12-1 (f)(2) and (3).
Dated: 2/25/2025
Fabiola Salinas Cruz
Petitioner, Pro se
2596 Valley Stream Dr.
Atlanta, GA 30360
Debra DeBerry
Clerk of Superior Court

200-496812 5/29,6/5,6/12,6/19
NOTICE OF PETITION TO CHANGE NAME OF ADULT
DeKalb County Superior Court
State of Georgia
Civil Action Case Number
++25FM4990-10++
Muhammad Hairul Bi Hakim filed a petition in the DeKalb County Superior Court on May 19, 2025, to change the name from: **Muhammad Hairul Bi Hakim** to **Hairul Hakim.**
Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Dated: 5/19/2025
Muhammad Hairul Bi Hakim
Petitioner, Pro se
3664 Dial Dr.
Stone Mountain, GA 30083
Debra DeBerry
Clerk of Superior Court

200-496813 5/29,6/5,6/12,6/19
NOTICE OF PETITION TO CHANGE NAME OF ADULT
DeKalb County Superior Court
State of Georgia
Civil Action Case Number
++25FM2513++
Bienvenu Ndungutse filed a petition in the DeKalb County Superior Court on 2/24/2025, to change the name from: **Bienvenu Ndungutse** to **Bienvenu Ndungutse Kamali.**
Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Dated: 2/24/2025
Bienvenu Ndungutse
Petitioner, Pro se
3153 Cedar Creek Pkwy
Decatur, GA 30033
Debra DeBerry
Clerk of Superior Court

200-496819 5/29,6/5,6/12,6/19
NOTICE OF PETITION TO CHANGE NAME OF ADULT
DeKalb County Superior Court
State of Georgia
Civil Action Case Number
++25FM5015++
Jodessea Antwanette Bell filed a petition in the DeKalb County Superior Court on May 20, 2025, to change the name from: **Jodessea Antwanette Bell** to **Jodessea Antwanette Allen-Bell.**
Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Dated: May 20, 2025
Jodessea Antwanette Bell A.K.A.
Jodessea Antwanette Allen-Bell
Petitioner, Pro se
7206 Kensington Trail
Lithonia, GA 30038
Debra DeBerry
Clerk of Superior Court

200-496847 6/5,6/12,6/19,6/26
NOTICE OF PETITION TO CHANGE NAME OF ADULT
DeKalb County Superior Court
State of Georgia
Civil Action Case Number
++25FM5036++
Joseph Hofmeister a/k/a Raya Joseph Hofmeister filed a petition in the DeKalb County Superior Court on May 20, 2025, to change the name from: **Rajan Joseph Hofmeister** to **Raya Joseph Hofmeister.**
Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Dated: 5/20/2025
Rajan Joseph Hofmeister
Petitioner, Pro se
160 Maediris Drive
Decatur, GA 30030
Debra DeBerry
Clerk of Superior Court

200-496848 6/5,6/12,6/19,6/26
NOTICE OF PETITION TO CHANGE NAME OF ADULT
DeKalb County Superior Court
State of Georgia
Civil Action Case Number
++25FM5019++
Gay Nay Say filed a petition in the DeKalb County Superior Court on May 20, 2025, to change the name from: **Gay Nay Say** to **John Soero.**
Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Dated: 5/20/25
Gay Nay Say
Petitioner, Pro se
421 Rays Rd.
Stone Mountain, GA 30083
Debra DeBerry
Clerk of Superior Court

200-496868 6/5,6/12,6/19,6/26
NOTICE OF PETITION TO CHANGE NAME(S) OF MINOR CHILD(REN)
DeKalb County Superior Court
State of Georgia
Civil Action Case Number
++25FM2998++
Aster Alemu Regassa filed a petition in the DeKalb County Superior Court on 3/12/2025, to change the name(s) of the following minor child(ren) from: **Alazar Mesfin Tilahun** to **Alazar Tilahun Mesfin.**
Any interested party has the right to appear in this case and file objections within the time prescribed in OCGA §§19-12-1 (f)(2) and (3).
Dated: 3/12/2025
Mesfin Baruda
Petitioner, Pro se
553 Hambrick Square
Stone Mountain, GA 30083
Debra DeBerry
Clerk of Superior Court

200-496869 6/5,6/12,6/19,6/26
NOTICE OF PETITION TO CHANGE NAME(S) OF MINOR CHILD(REN)
DeKalb County Superior Court
State of Georgia
Civil Action Case Number
++25FM5156++
Tonni Bennett filed a petition in the DeKalb County Superior Court on 5/23/2025, to change the name(s) of the following minor child(ren) from: **Brooklyn Rae Bennett** to **Brooklyn Kaye Bennett.**
Any interested party has the right to appear in this case and file objections within the time prescribed in OCGA §§19-12-1 (f)(2) and (3).
Dated: 6/22/2023
Tonni Bennett
Petitioner, Pro se
1740 Coventry Pl.
Decatur, GA 30030
Debra DeBerry
Clerk of Superior Court

200-496889 6/12,6/19,6/26,7/3
NOTICE OF PETITION TO CHANGE NAME(S) OF MINOR CHILD(REN)
DeKalb County Superior Court
State of Georgia
Civil Action Case Number
++25FM5428-6++
Elizabeth W. Duggan filed a petition in the DeKalb County Superior Court on June 2, 2025, to change the name(s) of the following minor child(ren) from: **Riley Claire Duggan** to **Leonie Claire Duggan.**
Any interested party has the right to appear in this case and file objections within the time prescribed in OCGA §§19-12-1 (f)(2) and (3).
Dated: 5/23/2025
/s/Elizabeth J. Duggan
Petitioner, Pro se
Elizabeth W. Duggan
217 W. Hill Street
Decatur, GA 30030
Debra DeBerry
Clerk of Superior Court

200-496890 6/12,6/19,6/26,7/3
NOTICE OF PETITION TO CHANGE NAME OF ADULT
DeKalb County Superior Court
State of Georgia
Civil Action Case Number
++25FM5268++
Heather Price Manso filed a petition in the DeKalb County Superior Court on May 28, 2025, to change the name from: **Heather Price Manso** to **Heather Price Anderson.**
Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Dated: 5/28/2025
Heather Price Manso
Petitioner, Pro se
1686 Hartford GN NE
Brookhaven, GA 30319
Debra DeBerry
Clerk of Superior Court

200-496899 6/12,6/19,6/26,7/3
NOTICE OF PETITION TO CHANGE NAME OF ADULT
DeKalb County Superior Court
State of Georgia
Civil Action Case Number
++25FM5085++
Beverly Joan Buescher filed a petition in the DeKalb County Superior Court on May 22, 2025, to change the name from: **Beverly Joan Buescher** to **Beverly Joan Rosenmayer.**
Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Dated: 4/14/2025
Beverly Joan Rosenmayer
Petitioner, Pro se
Beverly Joan Buescher
2677 Lawrenceville Hwy.
#331
Decatur, GA 30033
Debra DeBerry
Clerk of Superior Court

200-496901 6/12,6/19,6/26,7/3
NOTICE OF PETITION TO CHANGE NAME OF ADULT
DeKalb County Superior Court
State of Georgia
Civil Action Case Number
++25FM5244++
Stacia GraceAnne Dukes filed a petition in the DeKalb County Superior Court on May 27, 2025, to change the name from: **Stacia GraceAnne Dukes** to **GraceAnne Dukes Glenn.**
Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Dated: 5/22/2025
Stacia GraceAnne Dukes
Petitioner, Pro se
2733 Archway Ln
Atlanta, GA 30341
Debra DeBerry
Clerk of Superior Court

200-496903 6/12,6/19,6/26,7/3
NOTICE OF PETITION TO CHANGE NAME OF ADULT
DeKalb County Superior Court
State of Georgia
Civil Action Case Number
++25FM5273++
Andrea Sheriea Thompson filed a petition in the DeKalb County Superior Court on May 28, 2025, to change the name from: **Andrea Sheriea Thompson** to **Unique Iz'Chosen Period.**
Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Dated: 5/28/25
Andrea Sheriea Thompson
Petitioner, Pro se
2900 Ward Lake Way
Ellenwood, GA 30294
Debra DeBerry
Clerk of Superior Court

200-496920 6/12,6/19,6/26,7/3
NOTICE OF PETITION TO CHANGE NAME OF ADULT
DeKalb County Superior Court
State of Georgia
Civil Action Case Number
++25FM5392++
Fiona Rose Lett filed a petition in the DeKalb County Superior Court on May 30th, 2025, to change the name from: **Fiona Rose Lett** to **John Damien Lett.**
Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Dated: 5/30/2025
Fiona Rose Lett
Petitioner, Pro se
480 Sherman Way
Decatur, GA 30033
Debra DeBerry
Clerk of Superior Court

200-496921 6/12,6/19,6/26,7/3
NOTICE OF PETITION TO CHANGE NAME OF ADULT
DeKalb County Superior Court
State of Georgia
Civil Action Case Number
++25FM5435++
Kimiliah Mallard filed a petition in the DeKalb County Superior Court on June 2nd, 2025, to change the name from: **Kimiliah Mallard** to **Kimiliah Mills.**
Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Dated: 6/2/25
Kimiliah Mallard
Petitioner, Pro se
2188 Blue Creek Court
Conley, Georgia 30288
Debra DeBerry
Clerk of Superior Court

200-496955 6/19,6/26,7/3,7/10
NOTICE OF PETITION TO CHANGE NAME OF ADULT
DeKalb County Superior Court
State of Georgia
Civil Action Case Number
++25FM5734++
Camren Drew Thompson filed a petition in the DeKalb County Superior Court on June 11th 2021, to change the name from: **Camren Drew Thompson** to **Camren Dru Burton Castro.**
Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Dated: June 11, 2025
Camren Thompson
Petitioner, Pro se
1128 Village Cir.
Stone Mountain, GA 30088
Debra DeBerry
Clerk of Superior Court

200-496956 6/19,6/26,7/3,7/10
NOTICE OF PETITION TO CHANGE NAME OF ADULT
DeKalb County Superior Court
State of Georgia
Civil Action Case Number
++25FM5581++
Jatu Nefetiti Andrai Taylor filed a petition in the DeKalb County Superior Court on June 6, 2025, to change the name from: **Jatu Nefetiti Andrai Taylor** to **Jatu Deene Harris.**
Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Dated: 6/6/25
Jatu Taylor
Petitioner, Pro se
1047 Crown Blvd.
Stone Mountain, GA 30083
Debra DeBerry
Clerk of Superior Court

200-497099 6/5,6/12,6/19,6/26
NOTICE OF PETITION TO CHANGE NAME OF ADULT
DeKalb County Superior Court
State of Georgia
Civil Action File Number
++25FM5066++
In Re: Adam Lamar Lewis
Petitioner
Petitioner herin filed a petition in the Superior Cour of DeKalb County Superior Court on this 21st day of May, 2025, for a legal neame change from **Adam Lamar Lewis** to **Alaura Elyse Lewis.**
Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
This 21st day of May, 2025
Margaret M Quinlan
GA Bar No. 591368
Attorney for Petitioner
PO Box 922430
Norcross, GA 30010-2430
404.915.3956
quin6198@gmail.com
Debra DeBerry
Clerk of Superior Court

200-497136 6/5,6/12,6/19,6/26
NOTICE OF PETITION TO CHANGE NAME OF ADULT
DeKalb County Superior Court
State of Georgia
Civil Action Case Number
++25FM4972++
Petitioner herein filed a petition in the Superior Court of DeKalb County on the 16th day of May, 2025 for a legal name change from: **Mizraim Rhema Ruach** to **Spirit Ruach.**
Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
This 16th day of May, 2025
/s/ Shane Mendez
GA Bar No. 210682
Attorney for Petitioner
Atlanta Legal Aid Society, Inc.
54 Ellis Street NE
Atlanta, Georgia 30303
Debra DeBerry
Clerk of Superior Court

200-497142 6/5,6/12,6/19,6/26
NOTICE OF PETITION TO CHANGE NAME OF ADULT
DeKalb County Superior Court
State of Georgia
Civil Action Case Number
++25FM5223-7++
Argeray Garrett filed a petition in the DeKalb County Superior Court on May 27, 2025, to change the name from: **Argeray Redose Garrett** to **Andera Redose Garrett.**
Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Dated: May 27,2025
Argeray Garrett
Petitioner, Pro se
443 Patterson Ave. SE
Atlanta, GA 30316
Debra DeBerry
Clerk of Superior Court

200-497148 6/5,6/12,6/19,6/26
NOTICE OF PETITION TO CHANGE NAME OF ADULT
DeKalb County Superior Court
State of Georgia
Civil Action Case Number
++25FM5440++
Robert Duncan aka Robert Council filed a petition in the DeKalb County Superior Court on June 2, 2025, to change the name from: **Robert Council** to **Robert Duncan.**
Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Dated: 6/2/25
Robert Duncan
Petitioner, Pro se
2982 Briarcliff Rd.
Apt. 209
Atlanta, GA 30329
Debra DeBerry
Clerk of Superior Court

200-497152 6/5,6/12,6/19,6/26
PETITION TO CHANGE NAME OF ADULT
DeKalb County Superior Court
State of Georgia
Civil Action Case Number
++25FM5362++
In re the Name Change of:
Janet Patricia Lister
The Petitioner files this Petition to Change Name of Adult, and states the following in support of the petition:
1. The Petitioner's name is Janet Patricia Lister and she or he resides in DeKalb County, Georgia. Therefore, jurisdiction and venue are proper in this Court.
2. The Petitioner was born in 1951 in the State of New York, U.S.A.
3. The Petitioner wants to change their name from **Janet Patricia Lister to Jannie Lister Modica.**
4. The reasons for this name change are as follows: I want to change to my mother's maiden name.
5. The Petitioner does not intend to use this name change to fraudulently deprive anyone of any right under law.
THEREFORE, the Petitioner asks that the Petitioner's name be changed as provided in Paragraph 3 above.
Dated: May 30, 2025
Janet P. Lister
Petitioner, Pro se
1792 Boulderview Drive
Atlanta, GA 30316
Debra DeBerry
Clerk of Superior Court

200-497953 6/19,6/26,7/3,7/10
NOTICE OF PETITION TO CHANGE NAME OF ADULT
DeKalb County Superior Court
State of Georgia
Civil Action Case Number
++25FM3769++
Elizabeth Nicole Bertram filed a petition in the DeKalb County Superior Court on April 4, 2025, to change the name from: **Elizabeth Nicole Bertram** to **Elizabeth Bertram Barber.**
Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Dated: 4/4/25
Elizabeth Nicole Bertram
Petitioner, Pro se
1721 Kings Down Cir.
Dunwoody, GA 30338
Debra DeBerry
Clerk of Superior Court

200-497954 6/19,6/26,7/3,7/10
NOTICE OF PETITION TO CHANGE NAME(S) OF MINOR CHILD(REN)
DeKalb County Superior Court
State of Georgia
Civil Action Case Number
++25FM5584++
Archana Kamalakar filed a petition in the DeKalb County Superior Court on June 6, 2025, to change the name(s) of the following minor child(ren) from: **Nathalia Meena Salinas** to **Nathalia Meena Salinas-Kamalakar.**
Any interested party has the right to appear in this case and file objections within the time prescribed in OCGA §§19-12-1 (f)(2) and (3).
Dated: 6/5/2025
Archana Kamalakar
Petitioner, Pro se
1122 Ashbury Drive
Decatur, GA 30030
Debra DeBerry
Clerk of Superior Court

200-497956 6/19,6/26,7/3,7/10
NOTICE OF PETITION TO CHANGE NAME OF ADULT
DeKalb County Superior Court
State of Georgia
Civil Action Case Number
++25FM5021++
Jerry Leon Edey filed a petition in the DeKalb County Superior Court on 5/20/2025, to change the name from: **Jerry Leon Edey** to **Jerry Leon Washington, Jr.**
Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Dated: 5/20/2025
Jerry Leon Edey
Petitioner, Pro se
5350 Zachary Dr.
Stone Mountain, GA 30083
Debra DeBerry
Clerk of Superior Court

200-497991 6/19,6/26,7/3,7/10
NOTICE OF PETITION TO CHANGE NAME OF ADULT
DeKalb County Superior Court
State of Georgia
Civil Action Case Number
++25FM5579++
Tara Anne Butler filed a petition in the DeKalb County Superior Court on June 5, 2025, to change the name from: **Tara Anne Butler** to **Tara Anne Butler Ridings.**
Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Dated: 6/5/2025
Tara Anne Butler
Petitioner, Pro se
5212 Rosser Road
Stone Mountain, GA 30087
Debra DeBerry
Clerk of Superior Court

200-497992 6/19,6/26,7/3,7/10
IN THE SUPERIOR COURT OF DEKALB COUNTY STATE OF GEORGIA
IN RE: Nephi Bigby
Petitioner
CIVIL ACTION
FILE NO.
++25FM5485-1++
NOTICE OF PETITION TO CHANGE NAME
GEORGIA
DeKalb County
Notice is hereby given that on June 3, 2025 Nephi Bigby filed her petition to the Superior Court of DeKalb County, Georgia, praying for a change in the gender marker on her birth certificate. Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within 30 days of the filing of said petition, and a copy provided to Petitioner's Counsel: Jody A. Miller, Esq., 400 Galleria Parkway, Suite 1500, Atlanta, Georgia 30339.
This 3 day of June, 2025.
Jody A. Miller, Esq.
Attorney for Petitioner
Georgia Bar No. 507180
400 Galleria Parkway
Suite 1500
Atlanta, Georgia 30339
(678) 385-5930

200-497993 6/19,6/26,7/3,7/10
NOTICE OF PETITION TO CHANGE NAME OF ADULT
DeKalb County Superior Court
State of Georgia
Civil Action Case Number
++25FM5343++
Teralynn Anna Moore filed a petition in the DeKalb County Superior Court on May 30, 2025, to change the name from: **Teralynn Anna Moore** to **Teralynn Anna-Moore Craig.**
Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Dated: 5/28/2025
Taralynn Anna Moore
Petitioner, Pro se
3495 Kensington Parc Cir.
Avondale Estates, GA 30002
Debra DeBerry
Clerk of Superior Court

200-497994 6/19,6/26,7/3,7/10
NOTICE OF PETITION TO CHANGE NAME OF ADULT
DeKalb County Superior Court
State of Georgia
Civil Action Case Number
++25FM5690++
Greer Ellen Freeman filed a petition in the DeKalb County Superior Court on June 10, 2025, to change the name from: **Greer Ellen Freeman** to **Greer Ellen Padgett.**
Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Dated: 6/10/2025
Greer Ellen Freeman
Petitioner, Pro se
1878 Jan Hill Lane NE
Atlanta, GA 30329
Debra DeBerry
Clerk of Superior Court

200-497995 6/19,6/26,7/3,7/10
NOTICE OF PETITION TO CHANGE NAME OF ADULT
DeKalb County Superior Court
State of Georgia
Civil Action File Number
++25FM5644++
Petitioner herein filed a petition in the Superior Court of DeKalb County on the 6th day of June 2025, for a legal name change from **Maxwell Zogan Cephas** to **Eleanor Clara Cephas**.
Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Respectfully submitted this 6th day of June 2025.
Joy Hong
Ga. Bar #785240
Attorney for Petitioner
1230 Peachtree Street NE
Suite 3300
Atlanta, GA 30309
Phone: (404) 240-4042
jhong@fisherphillips.com
Debra DeBerry
Clerk of Superior Court

200-497996 6/19,6/26,7/3,7/10
NOTICE OF PETITION TO CHANGE NAME(S) OF MINOR CHILD(REN)
DeKalb County Superior Court
State of Georgia
Civil Action Case Number
++25FM5766++
Felusha Denord filed a petition in the DeKalb County Superior Court on June 12, 2025, to change the name(s) of the following minor child(ren) from: **Maliq Fofide Clendenen** to **Maliq Fofide Denord-Clendenen.**
Any interested party has the right to appear in this case and file objections within the time prescribed in OCGA §§19-12-1 (f)(2) and (3).
Dated: 6/12/2025
Felusha Denord
Petitioner, Pro se
5141 Mainstreet Park Dr.
Stone Mountain, GA 30088
Debra DeBerry
Clerk of Superior Court

200-497997 6/19,6/26,7/3,7/10
NOTICE OF PETITION TO CHANGE NAME OF ADULT
DeKalb County Superior Court
State of Georgia
Civil Action Case Number
++25FM5718++
Aryst Williams Flowers filed a petition in the DeKalb County Superior Court on June 11, 2025, to change the name from: **Aryst Williams Flowers** to **Amanda Williams Flowers.**
Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Dated: 6/11/25
Aryst Flowers
Petitioner, Pro se
5301 Fairfield N
Atlanta, GA 30338
Debra DeBerry
Clerk of Superior Court

200-498004 6/5,6/12,6/19,6/26
NOTICE OF PETITION TO CHANGE NAME OF ADULT
DeKalb County Superior Court
State of Georgia
Civil Action Case Number
++25FM4997++
Molly Flowers Weiss filed a petition in the DeKalb County Superior Court on May 19th, 2025, to change the name from: **Molly Flowers Weiss** to **Leander Flowers Weiss.**
Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Dated: 5/19/2025
Molly Flowers Weiss
Petitioner, Pro se
1356 Nerine Cir.
Dunwoody, GA 30338
Debra DeBerry
Clerk of Superior Court

200-499006 6/19,6/26,7/3,7/10
NOTICE OF PETITION TO CHANGE NAME OF ADULT
DeKalb County Superior Court
State of Georgia
Civil Action Case Number
++25FM5748++
Florence Adanma Kanu filed a petition in the DeKalb County Superior Court on June 11, 2025, to change the name from: **Florence Adanma Kanu** to **Florence Adanma Tukanu.**
Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Dated: June 11, 2025
Florence Adanma Kanu
Petitioner, Pro se
1121 Hauer Court
Decatur, GA 30032
Debra DeBerry
Clerk of Superior Court

200-499087 6/19,6/26,7/3,7/10
NOTICE OF PETITION TO CHANGE NAME OF ADULT
DeKalb County Superior Court
State of Georgia
Civil Action Case Number
++25FM5160++
Dawn Monique Swiney filed a petition in the DeKalb County Superior Court on 5/23/2025, to change the name from: **Dawn Monique Swiney** to **Dawn Monique Dampler.**
Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Dated: 5/23/2025
Dawn Monique Swiney
Petitioner, Pro se
1700 Foxhall Dr
Atlanta, GA 30038
Debra DeBerry
Clerk of Superior Court

200-499099 6/19,6/26,7/3,7/10
IN THE SUPERIOR COURT OF DEKALB COUNTY STATE OF GEORGIA
CASE NO.
++24FM6858++
NOTICE OF PETITION TO CHANGE NAME OF MINOR CHILD
Tiffany Simmons on 7/8/2023, Petitioner filed a petition to change name of a minor child with the DeKalb County Superior Court. Petitioner's minor child's current legal name is **Aedan-Dao Nicolas Heinekin Hoang**. Petitioner wishes to change his legal name to **Aedan-Dao Nicolas Heinekin Hoang**.
Any affected or interested party has the right to appear and file objections with the DeKalb County Superior Court pursuant to O.C.G.A.§19-12-1.
Respectfully submitted this 28th day of July, 2023.
/s/Tiffany Simmons

Administration

220-496752 05/29, 06/05, 06/12, 06/19
NOTICE ++2025-0952++
TO: All Interested Parties and to whom it may concern:
RACHEL LEVY ADJMI has petitioned to be appointed Administrator of the estate of **MORRIS LEVY** deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **06/30/2025.**
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
Deeyona M. Massay, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

220-496753 05/29, 06/5, 06/12, 06/19
NOTICE ++2025-0963++
TO: All Interested Parties and to whom it may concern:
TYRELL ROSS has petitioned to be appointed Administrator of the estate of **SHEILA MARIE ROSS** deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be

filed with the Court on or before **06/30/2025.**
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
Deeyona M. Massay, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

220-496754 05/29, 06/05, 06/12, 06/19
NOTICE ++2025-0968++
TO: All Interested Parties and to whom it may concern:
ROBERT EDWARD FLEMING has petitioned to be appointed Administrator of the estate of **VIRGINIA RUTH FLEMING** deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **06/30/2025.**
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
Deeyona M .Massay, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

220-496755 05/29, 06/05, 06/12, 06/19
NOTICE ++2025-0985++
TO: All Interested Parties and to whom it may concern:
KENYA DENEAN SIGGERS has petitioned to be appointed Administrator of the estate of **SELENA MAE WARD** deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **06/30/2025.**
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
Deeyona M. Massay, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

220-496756 05/29, 06/05, 06/12, 06/19
NOTICE ++2025-0997++
TO: All Interested Parties and to whom it may concern:
GREGORY TODD BACON has petitioned to be appointed Administrator of the estate of **BETTY LANE BACON** deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **06/30/2025.**
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
Deeyona M. Massay, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

220-496757 5/29, 6/5, 6/12, 6/19
NOTICE ++2025-1003++
TO: All Interested Parties and to whom it may concern:
ANTHONY JOEL REGISTER has petitioned to be appointed Administrator of the estate of **WILLIE JAMES REGISTER, JR.** deceased, of said County. The Petitioner(s) has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **06/30/2025.**
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
Donna Whitehead, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

220-496758 5/29, 6/5, 6/12, 6/19
NOTICE ++2023-1919++
TO: Interested Parties and to whom it may concern:
CARMEN GWENETT MOTIN has petitioned to be appointed Administrator of the estate of **CHRIS MOTIN** deceased, of said County. The Petitioner(s) has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **06/30/2025.**
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
Donna Whitehead, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

220-496759 05/29, 06/05, 06/12, 06/19
NOTICE ++2025-1009++
TO: All Interested Parties and to whom it may concern:
VICTOR HORACE has petitioned to be appointed Administrator of the estate of **CAROLYN ELAINE HORACE** deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **06/30/2025.**
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
Deeyona M. Massay, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

220-496760 05/29, 06/05, 06/12, 06/19
NOTICE ++2025-1002++
TO: All Interested Parties and to whom it may concern:
TIFFANY DENISE LINDSEY has petitioned to be appointed Administrator of the estate of **DONALD LEE LINDSEY** deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **06/30/2025.**
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
Deeyona M. Massay, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

220-496761 05/29, 06/05, 06/12, 06/19
NOTICE ++2025-0935++
TO: All Interested Parties and to whom it may concern:
LESLIE NORMAN VAUGHAN-BIRCH has petitioned to be appointed Administrator of the estate of **JILL SUZANNE VAUGHAN-BIRCH** deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **06/30/2025.**
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
Deeyona M. Massay, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

220-496762 05/29, 06/05, 06/12, 06/19
NOTICE ++2025-0863++
TO: All Interested Parties and to whom it may concern:
SILVIA ENCARNACION TREJO has petitioned to be appointed Administrator of the estate of **ANGEL CHAVEZ TREJO** deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **06/30/2025.**
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
Deeyona M. Massay, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

220-496763 05/29, 06/05, 06/12, 06/19
NOTICE ++2025-0797++
TO: All Interested Parties and to whom it may concern:
STEPHANIE ZUBER has petitioned to be appointed Administrator of the estate of **WILLIE GENE ZUBER, SR.** deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **06/30/2025.**
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
Deeyona M. Massay, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

220-496764 05/29, 06/05, 06/12, 06/19
NOTICE ++2025-0731++
TO: All Interested Parties and to whom it may concern:
LEE P STUBBLEFIELD has petitioned to be appointed Administrator of the estate of **DANA PACE STUBBLEFIELD** deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **06/30/2025.**
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
Deeyona M. Massay, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

220-496765 05/29, 06/05, 06/12, 06/19
NOTICE ++2025-0661++
TO: All Interested Parties and to whom it may concern:
SHAKANYA LATRICIA HOPE has petitioned to be appointed Administrator of the estate of **ANTHONY LEMARIS HOPE** deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **06/30/2025.**
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
Deeyona M. Massay, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

220-496766 05/29, 06/05, 06/12, 06/19
NOTICE ++2024-2423++
TO: All Interested Parties and to whom it may concern:
SHUNTAE APPOLONIA CODY has petitioned to be appointed Administrator of the estate of **VIRGINIA LIVINGSTON WRIGHT** deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **06/30/2025.**
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
Deeyona M. Massay, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

220-496767 5/29, 6/5, 6/12, 6/19
NOTICE ++2025-0917++
PROBATE COURT OF DEKALB COUNTY
RE: Petition of **MICHAEL SCOTT BONITO AND DAWN COLLEEN ADAMS** to Probate Will in Solemn Form and for Letters of Administration with Will Annexed the Will of **GEORGE ARTHUR BONITO,** Deceased
TO: **DARLENE DENNEY:**
This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before **06/30/2025**
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indi-

gent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Judge
Donna Whitehead, Clerk of the Probate Court
556 North McDonough Street, Room 1100
Decatur Georgia 30030
(404) 371-2601

220-496768 5/29, 6/5, 6/12, 6/19
NOTICE ++2025-0835++
TO: DERECK CLIFFORD OLIVER, EDWARD OLIVER & KENNETH OLIVER and to whom it may concern:
ENAYAT WILLIAM OLIVER has petitioned to be appointed Administrator(s) of the estate of **EDDIE JAMES CLIFFORD OLIVER** deceased, of said County. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **06/30/2025.**
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
Witma Navilus, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

220-496769 05/29, 06/05, 06/12, 06/19
NOTICE ++2025-0088++
TO: All Interested Parties and to whom it may concern:
CAROL ELIZABETH ERVIN has petitioned to be appointed Administrator of the estate of **WILL MILLARD ERVIN, JR.** deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **06/30/2025.**
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
Witma Navilus, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

220-497061 6/5, 6/12, 6/19, 6/26
NOTICE ++2025-0642++
TO: CLIFTON JOYNER, JR. and to whom it may concern:
TARA M. AVERY has petitioned to be appointed Administrator(s) of the estate of **GERRONE HY'KEEM AVERY** deceased, of said County. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **07/07/2025.**
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
Witma Navilus, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

220-497062 06/05, 06/12, 6/19, 06/26
NOTICE ++2024-2427++
TO: All Interested Parties and to whom it may concern:
RUBY JEWEL KENDALL has petitioned to be appointed Administrator of the estate of **ORLANDO KENDALL** deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **07/07/2025.**
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
Deeyona M .Massay, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

220-497063 06/05, 06/12, 06/19, 06/26
NOTICE ++2025-0393++
TO: All Interested Parties and to whom it may concern:
KIWANTIS ORLANDO THOMAS has petitioned to be appointed Administrator of the estate of **RUBY JEAN THOMAS** deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **07/07/2025.**
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
Deeyona M . Massay, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

220-497064 06/05, 06/12, 06/19, 06/26
NOTICE ++2025-0341++
TO: All Interested Parties and to whom it may concern:
FREDA HADDOCK-WEST has petitioned to be appointed Administrator of the estate of **LILLIE BELLE DAWSON** deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **07/07/2025.**
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
Deeyona M. Massay, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

220-497065 06/05, 06/12, 06/19, 06/26
NOTICE ++2025-1045++
TO: All Interested Parties and to whom it may concern:
LOUISE EIGHMIE TURNER has petitioned to be appointed Administrator of the estate of **JOHN H TURNER** deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **07/07/2025.**
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Bedelia C Hargrove
Judge of the Probate Court
Deeyona M .Massay, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

220-497066 06/05, 06/12, 06/19, 06/26
NOTICE ++2025-1027++
TO: All Interested Parties and to whom it may concern:
ROBERT GARRISON ROSS has petitioned to be appointed Administrator of the estate of **BARBARA ROSS** deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **07/07/2025.**
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
Deeyona M. Massay, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

220-497067 06/05, 06/12, 06/19, 06/26
NOTICE ++2025-0376++
TO: All Interested Parties and to whom it may concern:
PHILLIP REID has petitioned to be appointed Administrator of the estate of **MARTHA FRANCES MEARS** deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **07/07/2025.**
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Bedelia C Hargrove
Judge of the Probate Court
Deeyona M. Massay, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

220-497068 6/5, 6/12, 6/19, 6/26
NOTICE ++2025-0525++
TO: Unknown Heirs and to whom it may concern:
WILLIAM ALLEN HEATH, JR. has petitioned to be appointed Administrator of the estate of **ROY L. MYRICK, JR.** deceased, of said County. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **07/07/2025.**
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
Aliyah Karriem, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

220-497069 06/05, 06/12, 06/19, 06/26
NOTICE ++2025-1029++
TO: All Interested Parties and to whom it may concern:
LENNIE GRAY MOWRIS has petitioned to be appointed Administrator of the estate of **KEIR P GRAY** deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **07/07/2025.**
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Bedelia C Hargrove
Judge of the Probate Court
Deeyona M. Massay, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

220-497070 06/05, 06/12, 06/19, 06/26
NOTICE ++2025-0981++
TO: All Interested Parties and to whom it may concern:
GREGORY MARTIN HALSALL AND TRACEY HALSALL LANE has petitioned to be appointed Administrators of the estate of **JALAINE VIOLET HALSALL** deceased, of said County. The Petitioners has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **07/07/2025.**
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Bedelia C Hargrove
Judge of the Probate Court
Deeyona M. Massay, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

220-497071 06/05, 06/12, 06/19, 06/26
NOTICE ++2025-0981++
TO: All Interested Parties and to whom it may concern:
GREGORY MARTIN HALSALL AND TRACEY HALSALL LANE has petitioned to be appointed Administrators of the estate of **JALAINE VIOLET HALSALL** deceased, of said County. The Petitioners has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **07/07/2025.**
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Bedelia C Hargrove
Judge of the Probate Court
Deeyona M. Massay, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

220-497072 06/05, 6/12, 06/19, 6/26
NOTICE ++2025-0667++
TO: All Interested Parties and to whom it may concern:
DEBRA A. OCAMPO has petitioned to be appointed Administrator of the estate of **JULIUS RUFFIN, JR.** deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **07/07/2025.**
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without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
Deeyona M. Massay, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

220-497073 06/05, 06/12, 06/19, 06/26
NOTICE ++2025-0901++
TO: All Interested Parties and to whom it may concern:
TOVA ROSE BARUCH A/K/A TOVA BARUCH has petitioned to be appointed Administrator of the estate of **FELISE BARUCH** deceased. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **07/07/2025.**
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
Deeyona M. Massay, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

220-497074 06/05, 06/12, 06/19, 06/26
NOTICE ++2025-1026++
TO: All Interested Parties and to whom it may concern:
ROBERT GARRISON ROSS has petitioned to be appointed Administrator of the estate of **ROBERT CLARENCE ROSS** deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **07/07/2025.**
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Bedelia C Hargrove
Judge of the Probate Court
Deeyona M. Massay, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

220-497075 06/05, 06/12, 06/19, 06/26
NOTICE ++2025-0956++
TO: All Interested Parties and to whom it may concern:
ANGELA M BANKS AND KRISTINE SPAIN has petitioned to be appointed Administrators of the estate of **BETTIE JEAN BANKS** deceased, of said County. The Petitioners has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **07/07/2025.**
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
Deeyona M. Massay, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

220-497931 06/12, 06/19, 06/26, 07/03
NOTICE ++2023-2269++
TO: All Interested Parties and to whom it may concern:
LAQUANDA ANDREWS has petitioned to be appointed Administrator of the estate of **VETORIA MARKS ANDREWS** deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **07/14/2025.**
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Bedelia C Hargrove

220-497932 06/12, 06/19, 06/26, 07/03
NOTICE ++2024-2077++
TO: All Interested Parties and to whom it may concern:
MEREDITH CHERIE BEDENBAUGH-THOMAS has petitioned to be appointed Administrator(s) of the estate of **ZENA MAE JILES** deceased, of said County. The Petitioner(s) has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **07/14/2025.**
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
Deeyona M. Massay, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

220-497933 06/12, 06/19, 06/26, 07/03
NOTICE ++2025-1061++
TO: All Interested Parties and to whom it may concern:
JANCIE YVONNE STURDIVANT has petitioned to be appointed Administrator of the estate of **GWENDOLYN TAYLOR JOHNSON** deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **07/14/2025.**
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Bedelia C Hargrove

220-499007 06/19, 06/26, 07/03, 07/10
NOTICE ++2025-0971++
TO: All Interested Parties and to whom it may concern:
SYLVESTER ODOM has petitioned to be appointed Administrator of the estate of **MARY MAHONE** deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **07/21/2025.**
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Judge of the Probate Court
Deeyona M .Massay, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

220-499008 06/19, 06/26, 07/03, 07/10
NOTICE ++2025-0973++
TO: All Interested Parties and to whom it may concern:
TERA MICHELLE LASSITER has petitioned to be appointed Administrator of the estate of **BUNTHIENG UNG** deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **07/21/2025.**
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Bedelia C Hargrove

220-499009 06/19, 06/26, 07/03, 07/10
NOTICE ++2025-1000++
TO: All Interested Parties and to whom it may concern:
JORDAN ADOM HARRIS has petitioned to be appointed Administrator of the estate of **GRADY MARQUIS ANDERSON** deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **07/21/2025.**
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Judge of the Probate Court
Deeyona M. Massay, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

220-499010 06/19, 06/26, 07/03, 07/10
NOTICE ++2025-1008++
TO: All Interested Parties and to whom it may concern:
ZORAIDA EUSEBIO CABRERA has petitioned to be appointed Administrator of the estate of **GULLIE LEE JACKSON, JR.** deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **07/21/2025.**
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Bedelia C Hargrove

220-499011 06/19, 06/26, 07/03, 07/10
NOTICE ++2025-1025++
TO: All Interested Parties and to whom it may concern:
LINDA MARIE DANIELS has petitioned to be appointed Administrator of the estate of **JOHN EDWARD PAQUETTE** deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **07/21/2025.**
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Bedelia C Hargrove
Judge of the Probate Court
Deeyona M. Massay, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

220-499012 06/19, 06/26, 07/03, 07/10
NOTICE ++2025-1023++
TO: All Interested Parties and to whom it may concern:
MARCUS P CONNER has petitioned to be appointed Administrator of the estate of **RICKY LEE CONNER** deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **07/21/2025.**
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Bedelia C Hargrove

220-499013 06/19, 06/26, 07/03, 07/10
NOTICE ++2025-1055++
TO: All Interested Parties and to whom it may concern:
DALE KEMP KENDRICK has petitioned to be appointed Administrator of the estate of **BARBARA NOELL KENDRICK** deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **07/21/2025.**
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Deeyona M. Massay, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

220-499014 06/19, 06/26, 07/03, 07/10
NOTICE ++2025-1081++
TO: All Interested Parties and to whom it may concern:
LORI MICHELLE WILLINGHAM has petitioned to be appointed Administrator of the estate of **DOROTHY LOUISE PROCTOR** deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **07/21/2025.**
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Bedelia C Hargrove

Judge of the Probate Court
Deeyona M. Massay, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

220-499015 06/19, 06/26, 07/03, 07/10

NOTICE ++2025-1083++

TO: All Interested Parties and to whom it may concern:

OLUFEMI BRANDON IGE has petitioned to be appointed Administrator of the estate of **EBI BRANDIE IGE** deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **07/21/2025.**

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556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

220-499016 06/19, 06/26, 07/03, 07/10

NOTICE ++2025-1082++

TO: All Interested Parties and to whom it may concern:

CHAMIR KURRI CONLEY has petitioned to be appointed Administrator of the estate of **BRIDGETT FEDORA LADD** deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **07/21/2025.**

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556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

220-499017 06/19, 06/26, 07/03, 07/10

NOTICE ++2025-1099++

TO: All Interested Parties and to whom it may concern:

MIA SIMONE SMITH has petitioned to be appointed Administrator of the estate of **AMORA BROWN** deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **07/21/2025.**

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556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

220-499018 06/19, 06/26, 07/03, 07/10

NOTICE ++2025-1111++

TO: All Interested Parties and to whom it may concern:

NEVAEH LACHELL VAUGHN has petitioned to be appointed Administrator of the estate of **CHAZZ MAURICE VAUGHN** deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **07/21/2025.**

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Deeyona M. Massay, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

220-499019 06/19, 06/26, 07/03, 07/10

NOTICE ++2025-1120++

TO: All Interested Parties and to whom it may concern:

STACEY WIGGINS has petitioned to be appointed Administrator of the estate of **DEAN ROWLEY** deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **07/21/2025.**

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Judge of the Probate Court
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556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

220-499020 06/19, 06/26, 07/03, 07/10

NOTICE ++2025-1126++

TO: All Interested Parties and to whom it may concern:

KEISHA DEBRO has petitioned to be appointed Administrator of the estate of **MOLLYE D. COOK** deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **07/21/2025.**

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556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

220-499021 06/19, 06/26, 07/03, 07/10

NOTICE ++2025-1163++

TO: All Interested Parties and to whom it may concern:

CATHY LOUISE BLUM has petitioned to be appointed Administrator of the estate of **JILL ELAINE PRINTZ** deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **07/21/2025.**

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556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

220-499022 06/19, 06/26, 07/03, 07/10

NOTICE ++2025-1024++

TO: All Interested Parties and to whom it may concern:

LORENA RIVERA has petitioned to be appointed Administrator of the estate of **ARTURO RIVERA** deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **07/21/2025.**

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556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

220-499023 6/19, 6/26, 7/3, 7/10

NOTICE ++2025-0296++

TO: "All Interested Parties" and to whom it may concern:

BEVERLY RUSS JAMES has petitioned to be appointed Administrator of the estate of **SOLOMON CARVER JAMES** deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **07/21/2025.**

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Bedelia C Hargrove
Judge of the Probate Court
Aliyah Karriem, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

220-499024 06/19, 06/26, 07/03, 07/10

NOTICE ++2025-0933++

TO: All Interested Parties and to whom it may concern:

MARY F LICATA has petitioned to be appointed Administrator of the estate of **JOSEPH M MESSINA** deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **07/21/2025.**

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556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

220-499025 06/19, 06/26, 07/03, 07/10

NOTICE ++2025-0471++

TO: All Interested Parties and to whom it may concern:

BRENDA MONISE PHILLIPS has petitioned to be appointed Administrator of the estate of **BRITTNEY TONI COFER** deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **07/21/2025.**

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556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

220-499026 6/19, 6/26, 7/3, 7/10

NOTICE ++2024-2373++

TO: "All Interested Parties" and to whom it may concern:

SHONICA NICOLA JACKSON has petitioned to be appointed Administrator of the estate of **KADEN XAVIUS JACKSON** deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **07/21/2025.**

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Aliyah Karriem, Clerk of the Probate Court
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404-371-2601

220-499027 6/19, 6/26, 7/3, 7/10

NOTICE ++2024-1777++

TO: Unknown Heirs and to whom it may concern:

SHIRLEY WOODS GRAY has petitioned to be appointed Administrator of the estate of **WILLIE STILES JR.** deceased, of said County. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **07/21/2025.**

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Aliyah Karriem, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

Dismiss Administrator

240-499028 06/19/2025

NOTICE ++2023-2071++

PROBATE COURT OF DEKALB COUNTY
RE: PETITION of **COLIN MARTIN CROFT** for DISCHARGE as ADMINISTRATOR OF THE ESTATE OF **CATHLEEN RAE CROFT,** DECEASED
TO: **All Interested Parties**

This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before **06/30/2025.**

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth grounds of any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Bedelia C Hargrove

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404-371-2601

240-499029 06/19/2025
NOTICE ++2022-2272++
PROBATE COURT OF DEKALB COUNTY
RE: PETITION of **GERALD TILLMAN** for DISCHARGE as ADMINISTRATOR OF THE ESTATE OF **CAROLE IRENE TILLMAN,** DECEASED
TO: **All Interested Parties**
This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before **06/30/2025.**
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth grounds of any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
Tiffany Hubbert, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

240-499030 06/19/2025
NOTICE ++2024-0499++
PROBATE COURT OF DEKALB COUNTY
RE: PETITION of **LARRY CLAYTON ENGLAND** for DISCHARGE as ADMINISTRATOR OF THE ESTATE OF **EMILY SUE ENGLAND,** DECEASED
TO: **All Interested Parties**
This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before **06/30/2025.**
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth grounds of any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
Deeyona M. Massay, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

240-499031 6/19/2025
NOTICE ++2024-1139++
PROBATE COURT OF DEKALB COUNTY
RE: PETITION of **GREGORY NICHOLAS BASHEDA** for DISCHARGE as ADMINISTRATOR OF THE ESTATE OF **LORETTA BASHEDA,** DECEASED
TO: **All Interested Parties**
This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before **06/30/2025.**
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth grounds of any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
Deeyona M. Massay, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

240-499032 06/19/2025
NOTICE ++2024-2188++
PROBATE COURT OF DEKALB COUNTY
RE: PETITION of **JESSICA DEANNE REEP** for DISCHARGE as ADMINISTRATOR OF THE ESTATE OF **JESSE D. REEP,** DECEASED
TO: **All Interested Parties**
This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before **06/30/2025.**
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth grounds of any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
Deeyona M. Massay, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

240-499033 06/19/2025
NOTICE ++2024-1041++
PROBATE COURT OF DEKALB COUNTY
RE: PETITION of **BILL RAY MCNAMER, JR.** for DISCHARGE as ADMINISTRATOR OF THE ESTATE OF **MASAE LIRETTE,** DECEASED
TO: **All Interested Parties**
This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before **06/30/2025.**
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth grounds of any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
Deeyona M. Massay, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

Dismiss Executor

250-499034 06/19/2025
NOTICE ++2023-1173++
PROBATE COURT OF DEKALB COUNTY
RE: PETITION of **TRUIST BANK** for DISCHARGE as EXECUTOR OF THE ESTATE OF **CATHERINE ROBERTS LUNCEFORD,** DECEASED
TO: **All Interested Parties**
This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before **06/30/2025.**
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth grounds of any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
Deeyona M. Massay, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

250-499035 06/19/2025
NOTICE ++2015-1043++
PROBATE COURT OF DEKALB COUNTY
RE: PETITION of **ROBERT M BERRY JR** for DISCHARGE as SUCCESSOR EXECUTOR OF THE ESTATE OF **HONOR H. BERRY,** DECEASED
TO: **All Interested Parties**
This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before **06/30/2025.**
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth grounds of any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
Deeyona M. Massay, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

250-499036 06/19/2025
NOTICE ++2024-1130++
PROBATE COURT OF DEKALB COUNTY
RE: PETITION of **JYMBELLYNN IMANI CARTHON** for DISCHARGE as EXECUTOR OF THE ESTATE OF **JAMES ALLEN HARRISON,** DECEASED
TO: **All Interested Parties**
This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before **06/30/2025.**
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth grounds of any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
Deeyona M. Massay, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

250-499037 06/19/2025
NOTICE ++2023-0581++
PROBATE COURT OF DEKALB COUNTY
RE: PETITION of **SANDRA K. GOETZ** for DISCHARGE as EXECUTOR OF THE ESTATE OF **RAYMOND DALE CATTANACH,** DECEASED
TO: **All Interested Parties**
This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before **06/30/2025.**
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth grounds of any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
Deeyona M. Massay, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

250-499038 06/19/2025
NOTICE ++2021-2407++
PROBATE COURT OF DEKALB COUNTY
RE: PETITION of **MICHELLE S BERHART** for DISCHARGE as EXECUTOR OF THE ESTATE OF **HOLLAND ASHLEY CARNEY,** DECEASED
TO: **All Interested Parties**
This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before **06/30/2025.**
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth grounds of any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
Deeyona M. Massay, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

250-499039 06/19/2025
NOTICE ++2023-2206++
PROBATE COURT OF DEKALB COUNTY
RE: PETITION of **PATRICIA S. YORK** for DISCHARGE as EXECUTOR OF THE ESTATE OF **JOHN KIMSEY YORK, JR.,** DECEASED
TO: **All Interested Parties**
This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before **06/30/2025.**
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth grounds of any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
Deeyona M. Massay, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

Dismiss Guardian

260-499041 06/19
CITATION
PROBATE COURT OF DEKALB COUNTY
RE: ESTATE OF ROENA GAY KELLEY (FORMER) WARD.
ESTATE NO. ++2023-0469++
TO WHOM IT MAY CONCERN AND ALL INTERESTED PARTIES
The conservator of the above estate, has/have applied for Discharge from said trust. This is to notify the above interested party to show cause, if any they can, why said conservator should not be discharged from office and liability. All objections must be in writing, setting forth the grounds of any such objections, and filed with the above Probate Court, 556 N. McDonough Street, Decatur, GA 30030 on or before **July 21, 2025** said date being more than 30 days from the date of publication, or if personally served, then 10 days from the date of such service. All pleadings must be signed before a notary public or probate court clerk, and filing fees must be tendered with your pleadings, unless you qualify to file as an indigent party. Contact probate court personnel at the below address/telephone number for the required amount of filing fees.
If any objections are filed, a hearing will be scheduled for a later date. If no objections are filed, the Petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
By:
Tiffany Hubbert, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

Temp Guardian

270-497939 6/12 & 6/19
Estate No: ++2025-0907++
CITATION
GEORGIA, DEKALB COUNTY
IN RE: PETITION OF PERCHELLE RENEE LOVE FOR TEMPORARY LETTERS OF GUARDIANSHIP
ESTATE OF TA'JOUR DARMELL BUIE
DATE OF MAILING, IF ANY:
DATE OF SECOND PUBLICATION, IF ANY: 6/19
TO: MARKENDRE BUIE, FATHER OF TA'JOUR DARMELL BUIE, (MINOR)
You are hereby notified that PERCHELLE RENEE LOVE has filed a Petition seeking to be appointed temporary guardian of the above-named Minor. All objections to the Petition to the appointment of a temporary guardian or the appointment of the Petitioner as temporary guardian, must be in writing, setting forth the grounds of any such objections, and be filed with this Court no later than fourteen (14) days after this notice is mailed, or ten (10) days after this notice is personally served upon you, or ten (10) days after the second publication of this notice if you are served by publication. All objections should be sworn to before a notary public or Georgia probate court clerk and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees.
NOTE: If a natural guardian files a timely objection to the creation of the temporary guardianship, the Petition will be dismissed. If a natural guardian files an objection to the appointment of the Petitioner as guardian, or if a parent who is not a natural guardian files an objection to the Petition, a hearing on the matter shall be scheduled at a later date. If no objection is filed, the Petition may be granted without a hearing.
BEDELIA C HARGROVE
PROBATE JUDGE
By:
Diamond Crite
PROBATE CLERK/DEPUTY CLERK
556 N. McDonough Street, Rm 1100
Decatur, GA 30030
404-371-2036

270-497940 6/12 & 6/19
Estate No: ++2025-0908++
CITATION
GEORGIA, DEKALB COUNTY
IN RE: PETITION OF PERCHELLE RENEE LOVE F*OR TEMPORARY LETTERS OF GUARDIANSHIP*
ESTATE OF KIMAYA RENEE MCMILLIAN
DATE OF MAILING, IF ANY:
DATE OF SECOND PUBLICATION, IF ANY: 6/19
TO: MARKENDRE BUIE, FATHER OF KIMAYA RENEE MCMILLIAN, (MINOR)
You are hereby notified that PERCHELLE RENEE LOVE has filed a Petition seeking to be appointed temporary guardian of the above-named Minor. All objections to the Petition to the appointment of a temporary guardian or the appointment of the Petitioner as temporary guardian, must be in writing, setting forth the grounds of any such objections, and be filed with this Court no later than fourteen (14) days after this notice is mailed, or ten (10) days after this notice is personally served upon you, or ten (10) days after the second publication of this notice if you are served by publication. All objections should be sworn to before a notary public or Georgia probate court clerk and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees.
NOTE: If a natural guardian files a timely objection to the creation of the temporary guardianship, the Petition will be dismissed. If a natural guardian files an objection to the appointment of the Petitioner as guardian, or if a parent who is not a natural guardian files an objection to the Petition, a hearing on the matter shall be scheduled at a later date. If no objection is filed, the Petition may be granted without a hearing.
BEDELIA C HARGROVE
PROBATE JUDGE
By:
Diamond Crite
PROBATE CLERK/DEPUTY CLERK
556 N. McDonough Street, Rm 1100
Decatur, GA 30030
404-371-2036

270-497941 06/12 & 06/19
Estate No: ++2025-1072++
CITATION
GEORGIA, DEKALB COUNTY
IN RE: PETITION OF CHANDRA KAYE ALLEN-CAMPBELL FOR TEMPORARY LETTERS OF GUARDIANSHIP
ESTATE OF JESSIAH ZAHIR ROBINSON
DATE OF SECOND PUBLICATION, IF ANY: 06/19
TO: Ariell Deloise Robinson, MOTHER OF Jessiah Zahir Robinson, (MINOR)
You are hereby notified that **CHANDRA KAYE ALLEN-CAMPBELL** has filed a Petition seeking to be appointed temporary guardian of the above-named Minor. All objections to the Petition to the appointment of a temporary guardian or the appointment of the Petitioner as temporary guardian, must be in writing, setting forth the grounds of any such objections, and be filed with this Court no later than fourteen (14) days after this notice is mailed, or ten (10) days after this notice is personally served upon you, or ten (10) days after the second publication of this notice if you are served by publication. All objections should be sworn to before a notary public or Georgia probate court clerk and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees.
NOTE: If a natural guardian files a timely objection to the creation of the temporary guardianship, the Petition will be dismissed. If a natural guardian files an objection to the appointment of the Petitioner as guardian, or if a parent who is not a natural guardian files an objection to the Petition, a hearing on the matter shall be scheduled at a later date. If no objection is filed, the Petition may be granted without a hearing.
BEDELIA C HARGROVE
PROBATE JUDGE
By:
Tachika Parks
PROBATE CLERK/DEPUTY CLERK
556 N. McDonough Street, Rm 1100
Decatur, GA 30030
404-371-2124

270-497942 06/12 & 06/19
Estate No: ++2025-1100++
CITATION
GEORGIA, DEKALB COUNTY
IN RE: PETITION OF CHANDRA DENISE DUNCAN FOR TEMPORARY LETTERS OF GUARDIANSHIP
ESTATE OF CORTEZ SCOTT LAVON DUNCAN
DATE OF SECOND PUBLICATION, IF ANY: 06/19
TO: Courtney Gaskins, MOTHER OF CORTEZ SCOTT LAVON DUNCAN, (MINOR)
You are hereby notified that CHANDRA DENISE DUNCAN has filed a Petition seeking to be appointed temporary guardian of the above-named Minor. All objections to the Petition to the appointment of a temporary guardian or the appointment of the Petitioner as temporary guardian, must be in writing, setting forth the grounds of any such objections, and be filed with this Court no later than fourteen (14) days after this notice is mailed, or ten (10) days after this notice is personally served upon you, or ten (10) days after the second publication of this notice if you are served by publication. All objections should be sworn to before a notary public or Georgia probate court clerk and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees.
NOTE: If a natural guardian files a timely objection to the creation of the temporary guardianship, the Petition will be dismissed. If a natural guardian files an objection to the appointment of the Petitioner as guardian, or if a parent who is not a natural guardian files an objection to the Petition, a hearing on the matter shall be scheduled at a later date. If no objection is filed, the Petition may be granted without a hearing.
BEDELIA C HARGROVE
PROBATE JUDGE
By:
Tachika Parks
PROBATE CLERK/DEPUTY CLERK
556 N. McDonough Street, Rm 1100
Decatur, GA 30030
404-371-2124

270-499095 6/19,6/26
Estate No: ++2025-0854++
CITATION
GEORGIA, DEKALB COUNTY
IN RE: PETITION OF WANDA WHITTAKER FOR TEMPORARY LETTERS OF GUARDIANSHIP
ESTATE OF ALEXIS STAR PONCE
DATE OF MAILING, IF ANY:
DATE OF SECOND PUBLICATION, IF ANY: 6/26
TO: UNKNOWN, FATHER OF ALEXIS STAR PONCE, (MINOR)
You are hereby notified that WANDA WHITTAKER has filed a Petition seeking to be appointed temporary guardian of the above-named Minor. All objections to the Petition to the appointment of a temporary guardian or the appointment of the Petitioner as temporary guardian, must be in writing, setting forth the grounds of any such objections, and be filed with this Court no later than fourteen (14) days after this notice is mailed, or ten (10) days after this notice is personally served upon you, or ten (10) days after the second publication of this notice if you are served by publication. All objections should be sworn to before a notary public or Georgia probate court clerk and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees.
NOTE: If a natural guardian files a timely objection to the creation of the temporary guardianship, the Petition will be dismissed. If a natural guardian files an objection to the appointment of the Petitioner as guardian, or if a parent who is not a natural guardian files an objection to the Petition, a hearing on the matter shall be scheduled at a later date. If no objection is filed, the Petition may be granted without a hearing.
BEDELIA C HARGROVE PROBATE JUDGE
By:
Diamond Crite
PROBATE CLERK/DEPUTY CLERK
556 N. McDonough Street, Rm 1100
Decatur, GA 30030

270-499096 6/19, 6/26
Estate No: ++2025-0617++
CITATION
GEORGIA, DEKALB COUNTY
IN RE: PETITION OF MAROUITA TOLBERT FOR TEMPORARY LETTERS OF GUARDIANSHIP
ESTATE OF CIMANI DIOR BROWN
DATE OF MAILING, IF ANY:
DATE OF SECOND PUBLICATION, IF ANY: 6/26
TO: NICHOLAS TAYLOR SMITH, FATHER OF CIMANI DIOR BROWN, (MINOR)
You are 'hereby notified that MARQUITA TOLBERT has filed a Petition seeking to be appointed temporary guardian of the above-named Minor. All objections to the Petition to the appointment of a temporary guardian or the appointment of the Petitioner as temporary guardian, must be in writing, setting forth the grounds of any such objections, and be filed with this Court no later than fourteen (14) days after this notice is mailed, or ten (10) days after this notice is personally served upon you, or ten (10) days after the second publication of this notice if you are served by publication. All objections should be sworn to before a notary public or Georgia probate court clerk and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees.
NOTE: If a natural guardian files a timely objection to the creation of the temporary guardianship, the Petition will be dismissed. If a natural guardian files an objection to the appointment of the Petitioner as guardian, or if a parent who is not a natural guardian files an objection to the Petition, a hearing on the matter shall be scheduled at a later date. If no objection is filed, the Petition may be granted without a hearing.
BEDELIA C HARGROVE
PROBATE JUDGE
By:
Tachika Parks
PROBATE CLERK/DEPUTY CLERK
556 N. McDonough Street, Rm 1100
Decatur, GA 30030
404-371-2124

270-499097 6/19,6/26
Estate No: ++2025-1100++
CITATION
GEORGIA, DEKALB COUNTY
IN RE: PETITION OF CHANDRA DENISE DUNCAN FOR TEMPORARY LETTERS OF GUARDIANSHIP
ESTATE OF CORTEZ SCOTT LAVON DUNCAN
DATE OF SECOND PUBLICATION, IF ANY: 06/26
TO: Courtney Gaskins, MOTHER OF CORTEZ SCOTT LAVON DUNCAN, (MINOR)
You are hereby notified that CHANDRA DENISE DUNCAN has filed a Petition seeking to be appointed temporary guardian of the above-named Minor. All objections to the Petition to the appointment of a temporary guardian or the appointment of the Petitioner as temporary guardian, must be in writing, setting forth the grounds of any such objections, and be filed with this Court no later than fourteen (14) days after this notice is mailed, or ten (10) days after this notice is personally served upon you, or ten (10) days after the second publication of this notice if you are served by publication. All objections should be sworn to before a notary public or Georgia probate court clerk and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees.
NOTE: If a natural guardian files a timely objection to the creation of the temporary guardianship, the Petition will be dismissed. If a natural guardian files an objection to the appointment of the Petitioner as guardian, or if a parent who is not a natural guardian files an objection to the Petition, a hearing on the matter shall be scheduled at a later date. If no objection is filed, the Petition may be granted without a hearing.
BEDELIA C HARGROVE
PROBATE JUDGE
By:
Tachika Parks
PROBATE CLERK/DEPUTY CLERK
556 N. McDonough Street, Rm 1100
Decatur, GA 30030
404-371-2124

270-499098 6/19,6/26
Estate No: ++2025-1072++
CITATION
GEORGIA, DEKALB COUNTY
IN RE: PETITION OF CHANDRA KAYE ALLEN-CAMPBELL FOR TEMPORARY LETTERS OF GUARDIANSHIP
ESTATE OF JESSIAH ZAHIR ROBINSON
DATE OF SECOND PUBLICATION, IF ANY: 06/26
TO: Ariell Deloise Robinson, MOTHER OF Jessiah Zahir Robinson, (MINOR)

You are hereby notified that CHANDRA KAYE ALLEN-CAMPBELL has filed a Petition seeking to be appointed temporary guardian of the above-named Minor. All objections to the Petition to the appointment of a temporary guardian or the appointment of the Petitioner as temporary guardian, must be in writing, setting forth the grounds of any such objections, and be filed with this Court no later than fourteen (14) days after this notice is mailed, or ten (10) days after this notice is personally served upon you, or ten (10) days after the second publication of this notice if you are served by publication. All objections should be sworn to before a notary public or Georgia probate court clerk and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees.
NOTE: If a natural guardian files a timely objection to the creation of the temporary guardianship, the Petition will be dismissed. If a natural guardian files an objection to the appointment of the Petitioner as guardian, or if a parent who is not a natural guardian files an objection to the Petition, a hearing on the matter shall be scheduled at a later date. If no objection is filed, the Petition may be granted without a hearing.
BEDELIA C HARGROVE PROBATE JUDGE
By: Tachika Parks
PROBATE CLERK/DEPUTY CLERK
556 N. McDonough Street, Rm 1100
Decatur, GA 30030
404-371-2124

Leave To Sale

280-497943 06/12, 06/19, 06/26, 07/03/2025
NOTICE ++2018-0735++
NOTICE FOR PUBLICATION
The Petition for Leave To Sell Real Property in the above-referenced estate having been duly filed,
[For use if an interested party is required to be served by publication]
TO: **Freddie Lundy**
[List here all interested parties having unknown addresses to be served by publication]
This is to notify you to file an objection, if there is any, to the above-referenced petition, in this Court on or before July 14, 2025 .
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections must be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
Tiffany Hubbert, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

Miscellaneous

290-499042 6/19, 6/26, 7/3, 7/10
IN RE: Estate of DONALD FEREBEE
Estate No. ++2022-0676++
Petition By Personal Representative for
Waiver of Bond and Grant of Certain Powers
NOTICE
GEORGIA, DEKALB COUNTY
PROBATE COURT
KRYSTAL FEREBEE has petitioned for waiver of bond and for the grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **07/21/2025.**
BE NOTIFIED FURTHER: All pleadings/objections must be signed under oath before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
Aliyah Karriem, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

290-499043 6/19, 6/26, 7/3, 7/10
IN RE: Estate of BEATRICE SCOTT SHERRILL Estate No. ++2025-0989++
Petition By Personal Representative for
Waiver of Bond and Grant of Certain Powers
NOTICE
GEORGIA, DEKALB COUNTY
PROBATE COURT
SANDRA LYNN SHERRILL has petitioned for waiver of bond and for the grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **07/21/2025.**
BE NOTIFIED FURTHER: All pleadings/objections must be signed under oath before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
Daisha Muhammad, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

290-499044 6/19, 6/26, 7/3, 7/10
IN RE: Estate of VALENTINE JONATHAN DORSEY
Estate No. ++2025-0725++
Petition By Personal Representative for
Waiver of Bond and Grant of Certain Powers
NOTICE
GEORGIA, DEKALB COUNTY
PROBATE COURT
VERAH M. TURNER has petitioned for waiver of bond and for the grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **07/21/2025.**
BE NOTIFIED FURTHER: All pleadings/objections must be signed under oath before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted

without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
Aliyah Karriem, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

290-499045 6/19, 6/26, 7/3, 7/10
NOTICE ++2025-0470++
PROBATE COURT OF DEKALB COUNTY
RE: PETITION of RANDY TOBY for APPOINTMENT OF A COUNTY ADMINISTRATOR FOR THE SOLE PURPOSE OF COMMENCING OR CONTINUING A LAWSUIT for the ESTATE OF **WILFRED R. SANFORD,** DECEASED
TO: **Unknown Heirs, Cheryl Sanford, Jordan Sanford, and Michael Sanford**
This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before **07/21/2025.**
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth grounds of any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
Aliyah Karriem, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

Will

300-497086 6/5, 6/12, 6/19, 6/26
NOTICE ++2022-1827++
RE: PETITION OF VERONICA H. BOHANNON TO PROBATE IN SOLEMN FORM THE WILL OF ROBERT H. BOHANNON, DECEASED, UPON WHICH AN ORDER OR SERVICE WAS GRANTED BY THIS COURT.
TO: SHAWN BOHANNON
This is to notify you to file objection, if there is any, to the Petition to Probate Will in Solemn Form, in this Court on or before **07/07/2025.**
BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
Donna Whitehead, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

300-497087 6/5, 6/12, 6/19, 6/26
NOTICE ++2025-0834++
RE: PETITION OF EDWARD AGER TO PROBATE IN SOLEMN FORM THE WILL OF YVONNE MARIE AGER, DECEASED, UPON WHICH AN ORDER OR SERVICE WAS GRANTED BY THIS COURT.
TO: CRAIG BRANDON AGER
This is to notify you to file objection, if there is any, to the Petition to Probate Will in Solemn Form, in this Court on or before **07/07/2025.**
BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
Witma Navilus, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

300-497088 6/5, 6/12, 6/19, 6/26
NOTICE ++2001-1430++
PROBATE COURT OF DEKALB COUNTY
RE: Petition of MATTHEW GEORGE HALKOS for Letters of Administration with Will Annexed (WILL PREVIOUSLY PROBATED) the Will of IRENE MAZACOUFA, Deceased
TO: CHURCH OF ST. GEORGE & CHURCH OF ST. NECTARIOS A/K/A CHURCH OF AGIOS NEKTARIOS:
This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before **07/07/2025**
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
Judge of the Probate Judge
Witma Navilus, Clerk of the Probate Court
556 North McDonough Street, Room 1100
Decatur Georgia 30030
(404) 371-2601

300-499046 6/19, 6/26, 7/3, 7/10
NOTICE ++2025-0448++
RE: PETITION OF TARANA L. MAYES TO PROBATE IN SOLEMN FORM THE WILL OF CLEVELAND HARRIS, DECEASED, UPON WHICH AN ORDER OR SERVICE WAS GRANTED BY THIS COURT.
TO: KARA HARRIS
This is to notify you to file objection, if there is any, to the Petition to Probate Will in Solemn Form, in this Court on or before **07/21/2025.**
BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
Donna Whitehead, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

300-499047 06/19, 6/26, 7/3, 7/10
NOTICE ++2023-1098++
RE: PETITION OF GERMAINO CROCKER WILLIAMS TO PROBATE IN SOLEMN FORM THE WILL OF JOEANNE JOHNSON CROCKER, DECEASED, UPON WHICH AN ORDER OR SERVICE WAS GRANTED BY THIS COURT.
TO: Randy Crocker
This is to notify you to file objection, if there is any, to the Petition to Probate Will in Solemn Form, in this Court on or before **07/21/2025.**
BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court

Daisha Muhammad, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

300-499048 6/19, 6/26, 7/3, 7/10
NOTICE ++2025-0896++
RE: PETITION OF THERESA C. SPENCER TO PROBATE IN SOLEMN FORM THE WILL OF ELLEN MARIE HOPKINS, DECEASED, UPON WHICH AN ORDER OR SERVICE WAS GRANTED BY THIS COURT.
TO: Unknown Heirs
This is to notify you to file objection, if there is any, to the Petition to Probate Will in Solemn Form, in this Court on or before **07/21/2025.**
BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
Aliyah Karriem, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

Year's Support

310-497089 06/05, 06/12, 06/19, 06/26
NOTICE ++2017-0777++
TO: All Interested Parties and to whom it may concern:
JOHNNY MINCY, JR. has petitioned to be appointed Administrator of the estate of
PATRICIA B. MINCEY deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **07/07/2025.**
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
Deeyona M .Massay, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

310-497944 6/12, 6/19, 6/26, 7/3
NOTICE ++2024-1862++
TO: All Interested Parties
The Petition of **Jerome C. Wallace, Sr.,** for a year's support from the estate of **Gwendolyn A Daniel-Wallace,** Deceased, for Decedent's Surviving Spouse and minor child, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before **07/14/2025,** why said Petition should not be granted.
All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All pleadings/objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed the Petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
By:
Donna Whitehead, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

310-499049 6/19, 2/26, 7/3, 7/10
NOTICE ++2025-1093++
TO: All Interested Parties
The Petition of **Perry McKinley Monroe ,** for a year's support from the estate of **David Robert Olson,** Deceased, for Decedent's Surviving Spouse and minor child, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before **07/21/2025,** why said Petition should not be granted.
All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All pleadings/objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed the Petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court

By:
Donna Whitehead, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

310-499050 6/19, 6/26, 7/4, 7/10
NOTICE ++2025-1097++
TO: All Interested Parties
The Petition of , for a year's support from the estate of **James Furman Fleming,** Deceased, for Decedent's Surviving Spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before **07/21/2025,** why said Petition should not be granted.
All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All pleadings/objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed the Petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
By:
Donna Whitehead, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

Public Hearing

320-496923 6/12,6/19
NOTICE TO THE PUBLIC
YOU ARE HEREBY NOTIFIED that, on **June 23, 2025, at 9:00 A.M.,** Judge Gregory A. Adams of the Superior Court of DeKalb County, Georgia (Courtroom 5-D) in the City of Decatur, Georgia, will hear, via Zoom videoconference, which can be accessed by joining from a PC, Mac, Linux, iOS or Android: https://dekalbcountyga.zoom.us/j/82246825982 (Meeting ID: 822 4682 5982), the case of **++STATE OF GEORGIA vs. URBAN REDEVELOPMENT AGENCY OF DEKALB COUNTY, GEORGIA and DEKALB COUNTY, GEORGIA**,Civil Action File No. 25CV5463++, in the Superior Court of DeKalb County, the same being a proceeding to confirm and validate the revenue bond designated "Urban Redevelopment Agency of DeKalb County, Georgia Revenue Bond (4380 Memorial Drive Project), Series 2025" (the "Bond"), in the aggregate principal amount not to exceed $19,000,000, to be issued for the purpose of obtaining funds to finance the costs of acquiring an urban redevelopment project consisting of the acquisition of approximately 26.87 acres of land, together with the improvements and personal property thereon, including the building thereon located at 4380 Memorial Drive, Decatur, Georgia 30032 in DeKalb County, Georgia and to finance related costs. In such proceeding the Court will also pass on the validity of the security for the payment of the Bond, which consists of the Agreement of Sale (the "Contract") between the Urban Redevelopment Agency of DeKalb County, Georgia (the "Issuer") and DeKalb County, Georgia (the "County"), proposed to be executed in connection therewith. Pursuant to the terms of the Contract, the County will agree to (1) make payments to the Issuer in amounts sufficient to enable the Issuer to pay the principal of, premium, if any, and interest on the Bond when due, and (2) levy an annual ad valorem tax on all taxable property located within the corporate limits of the County, at such rates, without limitation as to rate or amount, as may be necessary to produce in each year revenues that are sufficient to fulfill the County's obligations under the Contract. All questions of law and fact pertaining to the right to issue the Bond and to provide the security therefor will be heard and determined. Any citizen of the State of Georgia residing in DeKalb County, Georgia, or any person wherever residing who has a right to object, may intervene and become a party to this proceeding.
WAIVER OF PUBLIC ACCOUNTABILITY: NO PERFORMANCE AUDIT OR PERFORMANCE REVIEW UNDER SECTION 36-82-100 OF THE OFFICIAL CODE OF GEORGIA ANNOTATED SHALL BE CONDUCTED WITH RESPECT TO THE BOND.
This the 3rd day of June 2025.
/s/ Debra DeBerry
Clerk, Superior Court of DeKalb County

320-496924 6/12,6/19,6/26
PUBLIC HEARING
SUMMONS AND NOTICE OF HEARING REGARDING THE APPLICATION OF KIMBERLY JACKSON TO BE APPOINTED PERSONAL REPRESENTATIVE OF THE ESTATE OF XAVIER ZAVIER JACKSON
Case No. **++2025-ES40-00442++**
IN THE PROBATE COURT OF RICHLAND COUNTY, SOUTH CAROLINA
IN THE MATTER OF THE ESTATE OF XAVIER ZAVIER JACKSON, DECEASED
TO: BRADFORD MANOR:
YOU ARE HEREBY SUMMONED and required to Answer the Petition in this action, a copy of which is herewith served upon you (and which has been filed in the Office of the Richland County Probate Court) and to serve a copy of your Answer upon the Petitioner, Kimberly Jackson, upon W. Hugh McAngus, Jr, The Carolina Law Group, 824 Meeting Street, West Columbia, SC 29169. Your Answer must be served on the Petitioner at the above address within thirty (30) days after service of this Summons and Petition upon you, exclusive of the day of such service; and if you fail to answer the Petition within that time, judgment by default will be rendered against you for the relief demanded in the Petition.
PLEASE TAKE NOTICE that a hearing will be held on July 29, 2025, at 2:00 p.m. in the Richland County Judicial Center,

1701 Main Street, Courtroom 2-F, Columbia, SC 29201 to consider the appointment of Kimberly Jackson as Personal Representative of the Estate of Xavier Zavier Jackson, deceased.
Respectfully Submitted
W. Hugh McAngus, Jr.
(SC Bar #74941)
The Carolina Law Group, LLC
824 Meeting Street
W. Columbia, SC 29169
803-881-1110
Attorney for Petitioner

320-497124 6/5,6/12,6/19

SUMMONS AND NOTICE OF HEARING

State of South Carolina, County of Spartanburg, In the Probate Court, **++C/A No.: 2025-ES-42-00107,++**

In the Matter of Clarisa Williams Giles, Deceased, Robin W. Dease, Petitioner, vs. Lillian J. Giles and Lauren Richardson a/k/a Lauren C. Giles, Respondents. TO THE RESPONDENT, LAUREN RICHARDSON A/K/A LAUREN C. GILES: YOU ARE HEREBY SUMMONED and required to answer the Petition for Formal Testacy and Appointment and the Supplemental Petition in this action, copies of which are herewith served upon you and which are filed in the office of the Probate Court for Spartanburg County, State of South Carolina this same date and to serve a copy of your Answers to the Petition for Formal Testacy and Appointment and the Supplemental Petition upon the subscriber at 217 East Park Ave., Greenville, SC, 29601, within thirty (30) days after the service hereof, exclusive of the day of such service. If you fail to answer the Petition for Formal Testacy and Appointment and the Supplemental Petition within that time, the Petitioner will be awarded a default judgment against you for the relief demanded in the Petition for Formal Testacy and Appointment and the Supplemental Petition. Submitted by Joseph M. Plaxco, SC Bar No. 100975, 217 E. Park Ave., Greenville, SC 29601, (864) 240-9112, joseph.plaxco@plaxcolaw.com. YOU ARE HEREBY FURTHER NOTIFIED that a hearing on Petitioner's Petition for Formal Testacy and Appointment and the Supplemental Petition will be held on August 5, 2025 commencing at 10:00 a.m. at the Spartanburg County Probate Court located at Spartanburg County Courthouse, 180 Magnolia St., 4th Floor, Suite 4113, Spartanburg SC 29306. All documents and pleadings for this action are on file with the Spartanburg County Probate Court and may be obtained from the Court or Joseph M. Plaxco, LLC.

320-497948 6/12,6/19, 6/26

City of Clarkston
NOTICE OF PUBLIC HEARING

Notice is hereby given by the City of Clarkston, Georgia that the Clarkston City Council will hold a Public Hearing on ++July 1 at 7:00 p.m.++ at the City Hall Council Chambers, 3921 Church St., Clarkston, GA 30021 to consider an amendment to the Clarkston City Charter to bring it into accordance with State law concerning the minimum two-year term of municipal court judges. A copy of the proposed amendment is on file for public inspection in both the Clarkston City Clerk's Office and the DeKalb County Clerk of Superior Court's Office.

320-499063 6/19

City of Doraville
Public Hearings

Wed, July 2, 2025, at 6 p.m.: Planning Commission
Wed, July 16, 2025, at 6 p.m.: City Council
Location: 2421 Van Fleet Circle, Suite 200, Doraville, GA 30360.
Virtual option available. Visit www.doravillega.us for agendas and meeting links.

CASE: A-25-03
ADDRESS: Citywide | APPLICANT: City of Doraville
REQUEST: Proposed text amendment to amend Chapter 23 regarding nightclub use.

CASE: A-25-04
ADDRESS: Citywide | APPLICANT: City of Doraville
REQUEST: Proposed text amendment to amend the T-4 (General Urban) zoning district regulations within Chapter 23.
++A-25-03/ A-25-04++

320-499064 6/19

City of Chamblee
Newspaper ad for DeKalb Champion required for public hearing items to be heard ++07/10/202++5:

The Mayor and City Council of the City of Chamblee, Georgia will hold a public hearing on Thursday, July 10, 2025, at 6:00 p.m. at the Chamblee City Hall Building, located at 3518 Broad Street, Chamblee, GA 30341 to receive public comments regarding the following matters:

PZ2025-1448: The applicant, Studio H Architecture c/o Chris Henshaw, and owner, Ron Zaken, request approval of a Development of Community Impact (DCI) for the construction of a five story condominium building with an accessory commercial building, and structured and surface parking with concurrent variances and waivers from the City of Chamblee Code of Ordinances, Appendix A, Unified Development Ordinance, to not meet architectural material requirements for a multifamily building, to increase the width of the supplemental zone, to not provide a perimeter landscape strip for a portion of the surface parking lot a, and to not provide interparcel connection to any adjacent parcels. The property is located at 5509 New Peachtree Road and 3942 West Hospital Avenue being DeKalb County tax parcels 18 298 02 011 and 18 298 02 016, zoned Village Commercial (VC).

PZ2025-1478: The applicant, Jessica Franks and owner, Meadow Wood HOA c/o Marlin Hargrove, request approval of variances from the City of Chamblee Code of Ordinances, Appendix A, Unified Development Ordinance, to exceed the required front yard fence height and transparency standards. The property is located at 2750 Meadow Mere E being DeKalb County tax parcel 18 281 18 026 zoned Village Residential (VR).

PZ2025-1504: Applicant and owner Plaza Fiesta Owner LLC requests approval of a variance from the City of Chamblee Code of Ordinances, Appendix A, Unified Development Ordinance, to exceed the allowed number of facades with wall signage. The property is located at 4166 Buford Hwy, being DeKalb County tax parcel 18 244 05 001, zoned Commercial Corridor (CC).

PZ2025-1505: The applicant, PRO Building System c/o Steven T. Ellis, and owner, Voyles Family Partnership, LLC c/o Jenna Olsen, request approval of variances and waivers for the construction of a surface parking lot for inventory vehicles from the City of Chamblee Code of Ordinances, Appendix A, Unified Development Ordinance, to exceed the maximum number of off-street parking, to not use pervious pavers for parking spaces exceeding the maximum off-street parking, reduce required bicycle parking, to allow parking between the building and the street, to not provide pedestrian circulation for off-street parking lot, to modify streetscape design standards, to not provide publicly accessible open space, to exceed the maximum lighting requirements for a commercial parking lot, to not provide a grass strip for head-to-head parking, to maintain a curb cut less than 369 feet from another on a 45 MPH street, and to maintain the existing drive aisle between the building and the street. The property is located at 5621 Peachtree Boulevard being DeKalb County tax parcel 18 309 02 079, zoned Corridor Commercial (CC).

Public Notice

330-497115 6/12,6/19

ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE

You are hereby notified, in accordance with OCGA § 40-11-19.1(b)(2), that each of the below-referenced vehicles are subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt.

The vehicles are currently located at **2481 Old Covington Hwy SW Conyers, GA 30012**

The vehicles subject to liens as stated above are identified as:

++LINCOLN-CONTINENTAL 2010 MKT 2LMHJ5AT4ABJ04528 TAG# DGPH94 CO++

Kia 2014 FORTE
KNAFX4A88E5074775 TAG# SGP8470 GA

Ford 2013 Mustang
1ZVBP8EM6D5237161 TAG# CWW9950 GA

Ford 2014 FUSION
3FA6P0D98ER238626 TAG# RXD5556 GA

INTERNATIONAL 2023 HX520
3HSPAAPRXPN410836 TAG# V0249HY TN

Nissan 2015 Sentra
3N1AB7AP1FY355098 TAG# C1094313 GA

Honda 2004 Accord
1HGCM56834A103085 TAG# <unknown>

Kia 2009 Optima
KNAGE228195347168 TAG# HGDZ30 FL

Kia 2018 Rio
3KPA25AB4JE066412 TAG# CTU7491 GA

Nissan 2018 Altima
1N4AL3AP4JC129888 TAG# <unknown>

Anyone with an ownership interest in any of these vehicles should contact the following business immediately:

Quick Drop Impounding, Towing, and Recovery
2481 Old Covington Hwy SW
Conyers GA 30012

678-210-0245

330-497946 6/12,6/19

ABANDONED MOTOR VEHICLE PETITION ADVERTISEMENT

You are hereby notified in accordance with O.C.G.A section 40-11-19. 1 that petitions were filed in the Dekalb Magistrate Court of County to foreclose liens against the vehicle listed below for all amounts. If a lien is foreclosed. The court shall order the sale of the vehicle to satisfy the debt. The present location of the vehicle is: 4993 Peachtree Road Chamblee Ga. 30341.
Anyone with an ownership interest in this vehicle listed herein may file an answer to the petition on or before June 1st 2025. Answer forms may be found in the Magistrate Court Clerk's office located at 556 n. McDonough St. Decatur Ga. 30030. Forms may also be obtained online at www.georgiamagistratecouncil.com
Vehicle Make ++ Lexus Year: 2007 Model: IS 250
Vehicle ID # JTHBK262675049061++
Vehicle license # SGW8451 State: Ga.

Magistrate Court case # 25V00260

330-497957 6/19

PUBLIC NOTICE

An application has been filed for a Liquor, Beer, and Wine Retail Dealer License for **++PJ'S PACKAGING LLC++** Owned by OONA LYN located at 7455 Swift Street, Lithonia, GA 30058**.** The owner is Oona Lyn, 1390 Fall River Dr. Conyers, GA 30013

330-497998 6/19,6/26

ABANDONED MOTOR VEHICLE PETITION ADVERTISEMENT

You are hereby notified, in accordance with O.C.G.A. Section 40-11-19.1, that petitions were filed in the Magistrate Court of County to foreclose liens against the vehicles listed below for all amounts owed. If a lien is foreclosed, the Court shall order the sale of the vehicle to satisfy the debt. The present location of the vehicles is: Brown & Brown Wrecker Service (3854 North Peachtree Rd Chamblee, GA 30341) Anyone with an ownership interest in a vehicle listed herein may file an
answer to the petition on or before: JULY 1st
Forms may also be obtained online at www.georgiamagistratecouncil.com.
++2022 Chrysler 300 2C3CCABG7NH245227 GA CASE#25V00577++
2015 Ford Fiesta 3FADP4BJXFM164734 980CXQ LA CASE#25V00574
2017 Hyundai SONATA 5NPE24AF9HH569311 CUS4750 GA CASE#25V00568
2016 Chevrolet Sonic 1G1JA6SH6G4163433 GA CASE#25V00564
2015 Volkswagen Jetta 3VW2K7AJ7FM326318 P6045141 GA CASE#25V00557
2018 Ford Focus 1FADP3E20JL284874 TVD708 SC CASE#25V00556
immediately:
Brown & Brown Wrecker Service
3854 North Peachtree Rd
Chamblee, GA 30341
(770)457-2226

330-499065 6/19

Major Spill:
3073 PATNERSVILLE RD, ELLENWOOD, GA 30294

On May 2, 2025 at 11:54 hours, the DeKalb County Department of Watershed Management was notified of a sewer spill at ++3073 Panthersville Road, Ellenwood++. On May 1, 2025 at 09:58 hours, the South River Watershed Alliance (SRWA) conducted creek sampling that resulted in high E. coli in Doolittle Creek. On May 2, 2025 DWM began source tracking conducting field analysis, collecting multiple samples, walking the creek and easements of the coordinates provided by SRWA. On May 3, 2025, the sample results from the previous day confirmed high fecal counts in Doolittle Creek. The Laboratory/Monitoring Branch immediately notified DWM personnel of the results; DWM continued source tracking. On May 5, 2025, county crews found a 15-inch broken sewer main spilling into the creek. County crews contacted emergency contractors; on May 6, 2025 at approximately 08:20 hours, contractors clear cut a pathway and set up bypass pumps which contained the spill. Dating back to May 1, 2025, at approximately 09:85 hours (SRWA's sample date which yielded high E. coli results) to the time the spill was contained, approximately 355,100 gallons spilled into Doolittle Creek; no evidence observed of fish kill. The area was disinfected, public notifications were placed upstream and downstream of this location. A Repair Gravity Main work order was created, and the county contractors are conducting permanent repairs.

330-499066 6/19

Major Spill:
1485 NORTHEAST EXPRESSWAY, ATLANTA, 30329

On May 28, 2025, at 10:10 hours, the DeKalb County Department of Watershed Management was notified of a sewer spill at ++1485 Northeast Expressway, Atlanta++. A DeKalb County crew responded immediately to investigate and found manhole #18-156-s068a spilling into a storm drain due to a debris (rocks) blockage in the 8-inch sewer main. DWM's Monitoring/Laboratory Branch were conducting post sampling requirements for a previous spill at this location on May 29, 2025, at approximately 12:18 hours. The fecal count came back high confirming presence of sewage; DWM's Operations Division was immediately notified. Once onsite, county crews pressure washed the 8-inch sewer main 250-feet to clear the debris blockage at 225-feet which restored normal flow. This caused approximately 35,060 gallons to spill into North Fork Peachtree Creek; no evidence observed of fish kill. The problem was corrected at approximately 15:23 hours. The area was disinfected, and public notifications were placed upstream and downstream of this location. A CCTV Work Order has already been created to assess the sewer line segment(s) from a previous spill at this location.

330-499067 6/19

Major Spill
675 MOUNTAIN VIEW DRIVE, STONE MOUNTAIN, GA 30083

On June 5, 2025, at 09:46 hours, the DeKalb County Department of Watershed Management was notified of a sewer spill at ++675 Mountain View Drive, Stone Mountain++. A DeKalb County crew responded immediately to investigate and found manhole #18-038-s207 spilling into the creek due to a grease blockage in the 8-inch sewer main. This caused approximately 15,645 gallons to spill into Barbashela Creek; no evidence observed of fish kill. The problem was corrected at approximately 12:15 hours when the county crew pressure washed the 8-inch sewer main 189-feet to clear the grease blockage at 180-feet which restored normal flow. The area was disinfected, and public notifications were placed upstream and downstream of this location and educated on FOG. Also, a work order for CCTV has been created to assess the sewer line segment(s) for this location.

330-499068 6/19,6/26

ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE

You are hereby notified, in accordance with OCGA 40-11-19 (a) (2), that each of the below-referenced vehicles are subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt.
The following vehicles are currently located at Chancey's Wrecker Service 539 McDaniel Mill Rd SW Conyers, Ga 30012
The vehicles subject to liens as stated above are identified as:

Vehicle Make: ++Four Wheeler Year: 2020 Model: Unknown(CHINESE) Vehicle ID #: A7RAAGB5TL0003620++ Vehicle License #: NO TAG
Picked up from: 2977 Winding Grove Drive, Lithonia

Vehicle Make: Hyundai Year: 2004 Model: CGN Trailer Vehicle ID #:3H3C412S94T151761 Vehicle License #: T764177 State: TN
Picked up from: 6840 Marbut Road, Lithonia

Vehicle Make: Freightliner Year: 2013 Model: M2 106 Box Truck Vehicle ID #: 1FVACWDT4DDBV0525 Vehicle License #: NO TAG
Picked up from: 2129 Lithonia Industrial Blvd., Lithonia

Vehicle Make: Nissan Year: 2011 Model: Altima Vehicle ID #: 1N4AL2AP6BC103062 Vehicle License #: PYA6508 State: GA
Picked up from: 2929 Turner Hill Rd., Lithonia

Vehicle Make: Freightliner Year: 2015 Model: Cascadia Vehicle ID #: 3AKJGLD6XFSGD2538 Vehicle License #: XA510Q State: FL
Picked up from: I-20 West Before 285

Vehicle Make: Wabash Year: 2019 Model: National Trailer Vehicle ID #: 1JJV532D0KL112444 Vehicle License #: 5102181 State: FL
Picked up from: I-20 West Before 285

Vehicle Make: Vanguard Year: 2020 Model: National Trailer Vehicle ID #: 5V8VA532XLM002961 Vehicle License #: 876570 State: IL
Picked up from: I-20 East After Panola Rd

The following vehicles are currently located at Chancey's Wrecker Service 2395 Rock Chapel Rd., Lithonia, GA 30058

Vehicle Make: Ford Year: 2014 Model: Fusion Vehicle ID #: 3FA6P0H73ER378429 Vehicle License #: SCY3857 State: GA
Picked up from: 4189 Britt Rd, Tucker, GA

Anyone with an ownership in-

terest in any of these vehicles should contact the following business immediately:
Business Name: Chanceys Wrecker Service
Address: 539 MCDANIEL MILL RD
CONYERS, GA 30012
Telephone #: (770) 483-0698

330-499069 6/19
PUBLIC NOTICE
The City of Atlanta Department of Watershed Management's++ 20232 Water Quality Report(WQR)++ is now available online at https://bit.ly/DWM2024WQR. The WQR provides information about Atlanta's drinking water system. Data collected and analyzed by the DWM Office of Watershed Protection confirms that the City's drinking water continues to meet or exceed standards established by the U.S. Environmental Protection Agency (EPA) as required by the Federal Safe Drinking Water Act.

330-499070 6/19
REPORT OF EAST METRO DEKALB COMMUNITY IMPROVEMENT DISTRICT OF PROPOSED MILLAGE RATE
In compliance with O.C.G.A. §48-5, the East Metro DeKalb Community Improvement District ("CID") reports that at its meeting on June 23, 2025 beginning at 10:00 A.M. on Zoom Conferencing tool by approval of the Board of Directors. Login information is Call-In: 929-205-6099; Meeting ID: 626 222 5799. At that time, the East Metro DeKalb CID Board of Directors will vote upon a ++proposal to levy an ad valorem taxation rate of 3 mills and will set its millage rate for the lawful purposes of the District for the current calendar year++. All property levied upon is real property

330-499071 6/19,6/26
ABANDONED MOTOR VEHICLE PETITION ADVERTISEMENT
You are hereby notified, in accordance with O.C.G.A. Section 40-11-19.1, that petitions were filed in the Magistrate Court of DEKALB County to foreclose liens against the vehicles listed below for all amounts owed. If a lien is foreclosed, the Court shall order the sale of the vehicle to satisfy the debt. The present location of the vehicles is: 2158 TUCKER IND RD TUCKER, GA 30084
Anyone with an ownership interest in a vehicle listed herein may file an answer to the petition on or before: 7/1/2025
Answer forms may be found in the Magistrate Court Clerk's office located at: Forms may also be obtained online at www.georgiamagistratecouncil.com.

Vehicle Make:++ HYUNDAI Year: 2014 Model: ELANTRA
Vehicle ID #: 5NPDH4AE5EH529935
Magistrate Court Case No.: 25V00488++
Vehicle License #: RLER02 State FL

Vehicle Make: NISSAN Year: 2016 Model: VERSA
Vehicle ID #: 3N1CN7AP7GL870296
Magistrate Court Case No.: 25V00484
Vehicle License #: TER2389 State GA

Vehicle Make: NISSAN Year: 2014 Model: NV200
Vehicle ID #: 3N6CM0KN7EK698243
Magistrate Court Case No.: 25V00482
Vehicle License #: CZH1667 State GA

Vehicle Make: JEEP Year: 2003 Model: GRAND CHEROKEE
Vehicle ID #: 1J8GW48S13C611225
Magistrate Court Case No.: 25V00358
Vehicle License #: LKZ9153 State GA

Vehicle Make: TOYOTA Year: 2022 Model: CAMRY
Vehicle ID #: 4T1G11AK5NU041883
Magistrate Court Case No.: 25V00359
Vehicle License #: 87R9425 State GA

Vehicle Make: MERCEDES Year: 2015 Model: GLA CLASS
Vehicle ID #: WDCTG4GBXFJ040977
Magistrate Court Case No.: 25V00491

Vehicle Make: HYUNDAI Year: 2014 Model: VELOSTER
Vehicle ID #: KMHTC6AE3EU182404
Magistrate Court Case No.: 25V00210
Vehicle License #: RCG9961 State GA

Vehicle Make: BUICK Year: 2021 Model: ENCORE
Vehicle ID #: KL4CJESM7MB372754
Magistrate Court Case No.: 25V00525
Vehicle License #: DAY3739 State GA

Vehicle Make: CHEVROLET Year: 2015 Model: IMPALA
Vehicle ID #: 2G11X5SL7F9152952
Magistrate Court Case No.: 25V00493
Vehicle License #: EZY178 State GA

Vehicle Make: HONDA Year: 2015 Model: ACCORD
Vehicle ID #: 1HGCR6F77FA006120
Magistrate Court Case No.: 25V00500
Vehicle License #: YRL972 State GA

Vehicle Make: INFINITI Year: 2014 Model: QX60
Vehicle ID #: 5N1AL0MM4EC532331
Magistrate Court Case No.: 25V00515
Vehicle License #: N/A State N/A

Vehicle Make: HYUNDAI Year: 2013 Model: SONATA
Vehicle ID #: 5NPEB4AC6DH646054
Magistrate Court Case No.: 25V00514

Vehicle Make: HONDA Year: 2020 Model: ACCORD
Vehicle ID #: 1HGCV1F52LA115688
Magistrate Court Case No.: 25V00501
Vehicle License #: RYI9182 State GA

Vehicle Make: KIA Year: 2016 Model: SEDONA
Vehicle ID #: KNDMC5C13G6137256
Magistrate Court Case No.: 25V00495
Vehicle License #: SBI7038 State GA

330-499072 6/19,6/26
ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE
You are hereby notified, in accordance with OCGA § 40-11-19.1(b)(2), that each of the below-referenced vehicles are subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt.

The vehicles are currently located at 2481 Old Covington Hwy SW Conyers, GA 30012

The vehicles subject to liens as stated above are identified as:

++Mercury 2003 Grand Marquis
2MEFM74W03X680735++
TAG# XKX566 GA

Mercedes Benz 2005 CLK-CLASS
WDBTK65G05T048103 TAG# P9895154 GA

Hyundai 2011 Sonata
KMHEC4A43BA007071 TAG# RUU6243 GA

Chevrolet 2009 IMPALA
2G1WT57K191146603 TAG# S2201318 GA

Ford 2013 FUSION
3FA6P0HR2DR355448 TAG# <unknown>

Dodge 2010 Charger
2B3CA3CV5AH187432 TAG# <unknown>

Chrysler 2004 Town & Country
1C4GP44R64B538061 TAG# RXE7517 GA

GMC 2018 Sierra 1500
1GTN1LEC7JZ903444 TAG# YDD925 GA

Hyundai 2007 Sonata
5NPET46C07H187162 TAG# <unknown>

Hyundai 2021 Elantra
KMHLS4AGXMU095185 TAG# RYI6601 GA

Mitsubishi 2018 Outlander Sport
JA4AP3AU9JZ008110 TAG# <unknown>

Ford 1993 F-150
1FTEF14H8PNA79909 TAG# SFB2744 GA

Anyone with an ownership interest in any of these vehicles should contact the following business immediately:

Quick Drop Impounding, Towing, and Recovery
2481 Old Covington Hwy SW
Conyers GA 30012

678-210-0245

Public Sale

340-496854 6/12,6/19
STORAGE TREASURES AUCTION
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
6231 Hillandale Drive Lithonia, GA 30058 ++6/27/25 at 1:30 PM++

Alexis Thomas 218 Household Goods

Aisha reynolds 276 Household Goods

Richard Primas 532 Household Goods

Daryiah Williams 541 Household Goods

Debyaanah Wilson 653 Household Goods

Kadeem Donaldson 714 Household Goods

Brittany Walker 769 Household Goods

Jukila Beltran 783 Household Goods

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

340-496928 6/12,6/19
PUBLIC SALE
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
2595 Candler Rd , Decatur Ga 30032, **++June 20, 2025, 2025 at 10:30am++**

401 - Daniel Kerr - household goods

703 - Alana Young - household goods

739 - Anncee Watkins - household goods

807 - Stanley McCray - household goods

809 - Olivia Duncan - household goods

B236 - QUAVIOUS LAWRENCE - household goods

B241 - Brittany O'Kelley - household items

C110 - Stanella Victor - household goods

I104 - Anne Moon - household goods

340-496929 6/12,6/19
NOTICE OF PUBLIC SALE
Due to owner's lien, Flakes Mill Self Storage, 3700 Flakes Mill Road, Decatur, GA 30034, will sell contents of:

• Tywan Alexander, Unit C-1503, Misc. items

• Susan Freeman, Unit C-2315, Misc. items

• Zachary Scott, Unit C-2802, Misc. items

• Marcus England, Unit D-24, Misc. items

Sale on or after **++June 30, 2025, 11:00am++** at www.storageauctions.com
Terms: Payment is due on the day of pickup. ID required.

340-496930 6/12,6/19
STORAGE TREASURES AUCTION
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
1257 S Hairston Rd Stone Mountain, GA 30088
++06/27/25 at 11:00 AM++

Dorothy Bolden A136 Household Goods, Boxes, Totes, Bags, Clothes

Trenae Givens B203 Household Furniture, Boxes, Totes, Bags

Roderick Cade B215 Household Goods

Roderick Cade B220 Household Goods

Salikka Hall C311 Household Furniture, Boxes, Totes, Bags, TV

Ke Auriel Redd F636 Household Goods, Boxes, Totes, Bags, Clothes

Paul Louis G714 Household Goods, Boxes, Totes, Bags, Clothes

Eddie Banks H804 Household Goods, Boxes, Totes, Bags, Clothes

Latanzia Clarke J1055 Household Furniture, Boxes, Totes, Bags

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

340-496963 6/19,6/26
STORAGE TREASURES AUCTION
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extraspace storage **#4128 673 Decatur Village Way, Decatur, GA. 30033 ++07/10/25 at 10:00am++**

LEQUAN COLTRAIN 1037 Household goods

Karimah Hakim 2057 Bed dresser household items

James-Addis Hill 3059 Household items

Bobby Jessie 4075 Household Items

Taylor Bell 6153 Household items

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

340-496965 6/19,6/26
PUBLIC SALE
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space **2232 Mountain Industrial Blvd, Tucker, GA 30084 on ++July 10, 2025 at 11:00 am++**

Unit # 1008- Brandon Davis - Household Goods

Unit # 1141- Loretta Blue - Household Goods

Unit # 1192 -Julius Nailor- Household Goods

Unit # 1318- Donald Johns - Household Goods

Unit # 1403- Starr Fears- Household Goods

Unit # 1616- Tyesha White- Household Goods

Unit # 1638- Keisha Everyday Youth Success, INC- Household Goods

Unit #P31- Andre Loney- Car

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

340-496966 6/19,6/26
PUBLIC SALE
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
1248 Zonolite Rd NE Atlanta, GA 30306 ++07/10/2025 @ 12:00 pm++

1A01
Michael Patrick
Funiture

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

340-496967 6/19,6/26
STORAGE TREASURES AUCTION
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage **650 Dekalb Industrial Way, Decatur Ga 30033 On ++July 10 , 2025 @12:00pm++**

1114 – Monica Bryant – 2 Bedroom Apartment

1135 – Valeria Sims – Households Goods

2189 – John Jordan– Tools / Appliances

2289 – Carlos Solivan – Household Goods, Furniture, Boxes

3038 – Monique Halley - Boxes, Clothes, Furniture

3106 – Ryan Sage – Camping Gear, Personal Items

3240 – Li-Tonya Anderson – Household Goods, Furniture

3247 - Aneesah Weaver – Household Goods, Furniture

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

340-496968 6/19,6/26
PUBLIC SALE
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage **1989 Montreal Rd, Tucker, GA 30084 on ++July 10th, 2025 at 10:00 am.++**

Unit 2138 - Prisca Uwigabye - Household Items

Unit 3073 - Reginald Haynes - Household Items

Unit 3186 - Andrea Pope - Household Items

Unit 4111 - Jay Starks - Household Items

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

340-496969 6/19,6/26

PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space **3693 Clairmont Rd Chamblee, GA 30341 on ++July 10, 2025 at 10:50 AM++**

Unit # 1005 -Symora Romano- Household items

Unit # 1011 - Brianna Walton - Household items

Unit # 1122 -Kelvin T Tyler - Household items

Unit # 1129- Nicole Patillo- Household items

Unit # 3174- Janece Syndab- Household items

Unit # 4108- Shanitra Lewis- Household items

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

340-496970 6/19,6/26

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

In accordance with the GA Self Service Storage Facilities Act notice is hereby given that the undersigned will be sold at public sale to the highest bidder in order to satisfy lien of the owner. Bidding to take place on lockerfox.com ending Monday the **++7th day of July, 2025 at 11:00 AM.++** Said property is Space Shop Self Storage, 2590 Panola Rd, Lithonia, GA, 30058 Wiley, Jr, Eugene H. 225 Assorted Boxes Totes, Appliances, Furniture, Household Goods, Misc Items. Middleton Jr, Herbert 242 Furniture, Household Goods, Assorted Boxes Totes, Misc Items. Phyllis Shaw 245 Furniture, Misc Items, Household Goods, Assorted Boxes Totes. Turner, Cindy 253 Furniture, Misc Items. Boyce, Paulette 257 Assorted Boxes Totes, Tools Workshop, Misc Items, Appliances, Household Goods. Smith, Xiomara 311 Appliances, Misc Items. Shockley, Gloria 361 mattress, chair, boxes and totes. Letrail Mitchell 428 Furniture, Household Goods, Assorted Boxes Totes. Williams, Alvin J. 435 boxes, furniture, miscellaneous items. Corley, Eunice 592 Assorted Boxes Totes, Furniture, Misc Items, Household Goods. Bellamy, Kenneth 595 Appliances, Misc Items. Knight, Rayshon 636 Misc Items. Howard, Kenyanus A. 747 misc items, boxes, workout equipment,home decor and table. Burns, Kearston 750 Assorted Boxes Totes, Building Materials, Furniture, Household Goods, Misc Items, Toys. Crawford, Dalevon 765 Assorted Boxes Totes, Appliances, Household Goods, Misc Items. Joseph, Andre M. 831 Assorted Boxes Totes, Furniture, Misc Items. The auction will be listed and advertised on lockerfox.com. Space Shop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

340-497098 6/12,6/19

STORAGE TREASURES AUCTION

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:

735 Hambrick Rd Stone Mountain, Ga 30083 + 404-276-4304, ++June 27, 2025 @ 10am++

Annalee McCray
A10
Personal effects

Danielle Pritchard
A34
Boxes, totes, bags

Cody Belton
A65
Vehicle

Staci Styles
C33
Appliances, furniture, boxes, totes and personal items

Daron Gaither
E19
Vehicle parts, tool and old items

Kevin Jordan
E23A
Furniture, bed, dresser and personal items

Wanda Roach
E25
Furniture, sling shot

Nicola Wiley
H79
Tv, electronics, gaming system and personal items

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

340-497140 6/12,6/19

PUBLIC SALE

**** WILL BE Sold Online at Lockerfox.com ****
Notice is hereby given that on Auction Date: **++June 23, 2025++** U-Haul Company of Northeast Georgia will Sell under the contractual landlords lien process by Online auction the following storage units. The goods to be sold are generally described as household goods.

Dekalb County:

U-Haul of Clarkston: Sams Rd:
B01 Idalis Shipp-Rucker
D47 Sharonica Reid
C16 Aaron Gilden
B40 Larrian Byrd
A08 Beatrice Davidson
D54 Dwayne Cotton
D46 Myleen Ray
C107 John McCants

U-Haul Of Clarkston: Northern Ave:
1136 Walter Williams
2026 Darshema White
4016 Oumou Beavogui
3003 Sharon Reid
2038 Eugene Mabota
1111-25 Zechariah Daniel
4002 Crystal Blincoe
1121 Anthony Harris
1098 Udeh Ali
2048 Carmen Winfrey
2096 Dashunita Gordon
3022 Khalil Hardy
2059 Teresa Goodwin
2054 Darshema White
2100 Hniang Awi

U-Haul Of Memorial Drive:
880 Sharonda Duffy
549-51 Kemkem-Net Re
529 Kevin Williams
440 Keirah Bailey
709 Anslem Jones
237 Daniel Gibbs
260 Nicole Richie

U-Haul Of Covington Hwy:
1303 Brandon Young
1114 Zelda Thompson
1215 Maame Grant
1139 Habiba Solomon Nur Demas
1229 Fray White
1343 Lauren Maingault
1211 Keith Jr Dickerson
1224 Zelda Thompson

340-497921 6/12,6/19

STORAGE TREASURES AUCTION

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
8509 I-20 East Access RD. Lithonia, GA 30038 ++6/27/2025 at 2:00 PM++

LAKNEISHA WIMBERLY 1035 Furniture, toys, clothes, appliances

Brandon Thomas 1227 Bags, shoes, clothing, bins

Malcolm Brown 2039 Clothes

Britney Ellis 2075 Clothes appliances furniture

Anthony young 2102 Sofa, Boxes, Bed

Al Anderson 2318 Bags and boxes, clothes

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

340-497922 6/12,6/19

STORAGE TREASURES AUCTION

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
5951 Covington Highway, Decatur GA, 30035 ++6/27/2025 at 12:30PM++

Marvin Floyd Jr.
D406
Household Goods/Furniture, Tools/Appliances

Tonteonia Bostic
E525
queen matress, headboard, boxes

Selamawit Maru
F676
Lawn equipment - riding mower - Tools, weed whackers, water tank

Omari Jackson
G722
4 bedroom FF

Keith Monteze
G729
shoes couches rocking chair basketball boxes

Genesis Watkins
H818
3 bedroom fully furnished, washer and dryer

Elisa Manley
H833
household good
Larry Hambrick Jr

J189
Household Goods/Furniture, Grill, Vacuum, RC car, Clothes, Backpack, Misc containers

Tariq Rushdan
K1110
Household Goods/Furniture

Carol Johnson
K1143
deep freezer, king bed, fire place

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property

340-497924 6/12,6/19

STORAGE TREASURES AUCTION

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
5636 Redan RD, Stone Mountain, GA 30088 ++6-27-2025 at 10:30 AM++

E153 Mary Martin Household Goods and Furniture.

E165 Bou'vvea Gibson Household Goods and Furniture.

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

340-497925 6/12,6/19

STORAGE TREASURES AUCTION

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
6434 Covington Hwy Lithonia, GA 30058 ++6/27/2025 at 11:30 AM++

Jhaenell Lunan A1029 Household Goods, Furniture, Electronics

Zamiyah Parks A1037 Household Goods, Furniture, Electronics

Misty Rutledge A1146 Household Goods, Furniture, Appliances

Tomasina Singletary A1152 Household Goods, Furniture, Electronics, Bins

Phyllis Phillips A1213 Household Goods, Furniture, Boxes

Shaneka Mainer A1316 Household Goods, Pictures, Boxes

Sabrina Pollard A1503 Event Equipment

Romecia Cook A2133 Household Goods, Furniture, Electronics

Terine Holmes A2250 Household Goods, Furniture, Boxes

Gregory Taylor A2267 Household Goods, Furniture, Appliances

J'Kelsha Herman A2293 Household Goods, Furniture

Mishayla Green A2296 Household Goods

Sidney Rucker B121 Household Goods, Furniture, Electronics, Appliances, Tools

Sidney Rucker B130 Household Goods, Furniture, Electronics, Appliances, Tools

Shayna Sutton D124 Household Goods, Furniture

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

340-497926 6/12,6/19

STORAGE TREASURES AUCTION

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
6018 Covington Hwy Decatur GA, 30035 ++06/27/2025 at 12:00 PM++

Theresa Smith 1011 Household Goods, Furniture, Boxes

Christopher Bennett 1030 Household Goods, Furniture, Boxes

Alexandria Clark-Rowe 1403 Household goods, Electronics, Boxes

Candice Benbow 2003 Christmas decor, Household goods, furniture, & Boxes

Natalie Bollers 2056 Household Goods

Dalissa Tillar 2201 Household Goods, Furniture, Boxes

Norris Maddox 2238 Household Goods, Boxes

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

340-497947 6/12,6/19

NOTICE OF PUBLIC SALE/AUCTION

Pursuant to OCGA Section 40-11-6, notice is hereby given that the following motor vehicle(s) will be sold to the highest and best bidder at 5965 Memorial Drive
Stone Mountain GA. 30083 (location of sale) on 06/20/2025 (clate) at 9:O0 am
Description of Car ++2014 NISSAN PATHFINDER
VIN# 5NIAR2MN9EC721558++
Lienholder reserves the right to refuse the final bid. This
item will be sold to Highest Bidder.

340-497977 6/19,6/26

PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage **4427 Tilly Mill Rd, Doraville, GA 30360 on ++July 10th, 2025 at 12:00 pm.++**

Unit1108 Christopher Berry - Household Items

Unit 2209 Obadadiah Moorer - Household Items

Unit 3044 Andrew Clarke - Household Items

Unit P16 Andrew Clarke - (Parking Spot) Small Trailer

Unit P51 Ricardo Trejo Garcia - (Parking Spot) Small Trailer

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

340-497978 6/19,6/26

PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space **2274 Northlake Center Dr, Tucker, GA 30084 on ++July 10, 2025, at 12:00 pm++**

Unit # 1217 – Hezekiah Cooper – Household Goods

Unit # 3207 – Tangelia Banks – Household Goods

Unit # 3517 – Marissa Atkins – Household Goods

Unit # 3703 – Takayiah Jackson – Household Goods

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind and purchase up until the winning bidder takes possession of the personal property.

340-497979 6/19,6/26

STORAGE TREASURES AUCTION

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space #3314: **1890 Briarwood RD NE Atlanta GA 30329, on ++July 10th, 2025 @ 12:00pm.++**

Thelma Amponsah
4053
Household Goods/Furniture

James Davenport
4186
Household Goods/Furniture

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

340-497980 6/19,6/26

PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage **5208 Peachtree Boulevard Chamblee, GA 30341 ++July 10, 2025, at 12:00 PM++**

Unit #1042 – Roland Alberciak - Household Goods/Furniture, Musical Instruments

Unit #1092 – Joshua Craig - household goods totes electronics

Unit #2036 – Mitchell Bland - house hold

Unit #2101 – Derrick Robinson - Household Goods/Furniture, TV/Stereo Equipment, Tools/Appliances, Office Furn/Machines/Equip, Landsc

Unit #3053 – Renyeh Carter -

Housewares

Unit #5087 – William Tibbs - furniture, household items

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

340-497981 6/19,6/26
PUBLIC SALE
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Extra Space **3810 Pleasantdale Rd, Atlanta, GA ++July 10, 2025, at 10:00 AM++**

Unit #157 - Elese Campbell - household furniture, boxes, totes, bags, and appliances

Unit #191 - David Russell - household furniture and items

Unit #225 - Steven/Lorra Daniel/Brown - Boxes, and suitcases

Unit #340 - Billy Miller - Household items, boxes, and bags

Unit #440 - Delores Whitney - Household furniture, clothing/shoes, and boxes

Unit #527 - Billy Miller - Household goods, and totes

Unit #88 - Amber Mason - Household furniture, wall art, and appliances

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winding bidder takes possession of the personal property.

340-497982 6/19,6/26
PUBLIC SALE
Morningstar Storage **3979 Buford Hwy NE Suite 100, Atlanta, GA 30345** will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Location:
Storageauction.com
++Sale Date: July 3, 2025 Time: 12:00PM++
Purchases must be made with CASH only and paid at the above referenced facility to complete the transaction. Morningstar Storage may refuse any bid and rescind any purchase up until the winning bidder takes possession of the personal property.

Latron Wright WW278 Household Goods & Misc. Items

Latron Wright WW283 Household Goods & Misc. Items

Latron Wright WW284 Household Goods & Misc. Items

Latron Wright WW285 Household Goods & Misc. Items

340-497983 6/19,6/26
PUBLIC SALE
Morningstar Storage **3979 Buford Hwy NE Suite 100, Atlanta, GA 30345** will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Location:
Storageauction.com
++Sale Date: June 27, 2025 Time: 12:00PM++
Purchases must be made with CASH only and paid at the above referenced facility to complete the transaction. Morningstar Storage may refuse any bid and rescind any purchase up until the winning bidder takes possession of the personal property.

Manager Unit B050 Household Goods & Misc. Items

Manager Unit AA046 Household Goods & Misc. Items

Anuge, Rahi AA009 Household Goods & Misc. Items

Bah, Abdoulaye C097 Household Goods & Misc. Items

Hamidah, Abdullah NN301 Household Goods & Misc. Items

Roblero, Leslie AA041 Household Goods & Misc. Items

Booker, Quinton B047 Household Goods & Misc. Items

Lopez, Yadacee B058 Household Goods & Misc. Items

Olenja, Kimathi L243 Household Goods & Misc. Items

Marcelina, Guerrero D126 Household Goods & Misc. Items

340-497989 6/19,6/26
PUBLIC AUCTION
Notice of Abandonment and Sale in accordance with O.C.G.A. 40-11 the following vehicle has been declared abandoned and will be sold at Public Auction to the Highest and Best Bidder for cash only. The auction will be held on **++27 June 2025 at 11:00 am++** at **1945 Rogers Lake Road Lithonia, GA 30058.** Tel: 678.972.6868 for the following Vehicles:
2013 HONDA Pilot **VIN: 5FNYF3H94DB020135**

340-498029 6/5,6/19
PUBLIC SALE
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
1248 Zonolite Rd NE Atlanta, GA 30306 **++July 10, 2025 @ 12:00 pm++**

1A01
Michael Patrick
Furniture

4B04
Benjamin Newman
TV, Set decorations, boxes

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

Service By Pub

350-496437 5/29,6/5,6/12,6/19
NOTICE OF PUBLICATION
In the Superior Court of DeKalb County State of Georgia
Civil Action#
++22CV8109++
Somerset Condominium Association, Inc.
Plaintiff
vs.
Daniell Hudson, ET AL
Defendant
To: **unknown heirs to the estate of Daniell Hudson AKA Danielle Hudson as well as any unknown parties with any interest in the subject property known 6049 Regent MRN, Lithonia, GA 30058**
6049 Regent MNR
Lithonia, GA 30058
By Order of the Court, for service by publication dated the 20th day of March, 2025 You are hereby notified that on the 23rd day of January, 2022 The above-named Plaintiff filed suit against you for foreclosure of statutory condominium lien.
You are required to file with the Clerk of Superior Court, and to serve upon plaintiff or plaintiff's attorney whose name and address is: Evan Conroy, Conroy Law, PLLC, 13398 Tegler Drive, Suite 120, #102, Noblesville, IN 46060 Answer in writing within sixty (60) days of the date of the Order of Publication.
Witness the Honorable **Asha F. Jackson,** Judge of the DeKalb Superior Court.
This the 5th day of May, 2025.
Debra DeBerry
Clerk of Superior Court
556 N. McDonough Street
G-130 Annex
Decatur, GA. 30030-3356

350-496443 5/29,6/5,6/12,6/19
NOTICE OF PUBLICATION
In the Superior Court of DeKalb County State of Georgia
Civil Action#
++23FM9064-10++
Tia Thompson
Plaintiff
vs.
Cairon Thompson
Defendant
To: **Cairon Thompson**
By Order of the Court, for service by publication dated the 19th day of May, 2025 You are hereby notified that on the 16th day of October, 2023 The above-named Plaintiff filed suit against you for Contempt.
You are required to file with the Clerk of Superior Court, and to serve upon plaintiff or plaintiff's attorney whose name and address is: Tia Thompson, 1738 Indian Wood Rd., Lithonia, GA 30058 an Answer in writing within sixty (60) days of the date of the Order of Publication.
Witness the Honorable **Tangela M. Barrie,** Judge of the DeKalb Superior Court.
This the 19thth day of May, 2025.
Debra DeBerry
Clerk of Superior Court
556 N. McDonough Street
G-130 Annex
Decatur, GA. 30030-3356

350-496444 5/29,6/5,6/12,6/19
NOTICE OF PUBLICATION
In the State Court of DeKalb County State of Georgia
Civil Action No.
++24A05876-7++
Maklain Devoe,
Plaintiff
vs.
Tamara Shavon Smith,
Defendant
To: **Tamara Shavon Smith**
4148 Kings Causeway
Ellenwood, GA 30294
By Order for service by publication dated May 12, 2025, you are hereby notified that on October 7, 2024, Maklain Devoe filed suit against you for TBD principal, TBD interest, and TBD attorney's fees.
You are required to file with the Clerk of the State Court, and to serve upon plaintiff's attorney, an Answer in writing within sixty (60) days of the date of the Order for Publication.
Witness the Honorable **Kimberly A. Alexander,** Judge of this State Court.
This the 13th day of May, 2025.
Kimberly Brock, Clerk
State Court of DeKalb County
By: M. Roberts
Deputy Clerk
For: State Court
of DeKalb County
DeKalb County Courthouse
556 N. McDonough Street
Decatur, Georgia 30030

350-496445 5/29,6/5,6/12,6/19
NOTICE OF PUBLICATION
In the State Court of DeKalb County State of Georgia
Civil Action No.
++25A00611-7++
Lakeytrice Hunter-Grant,
Plaintiff
vs.
Sekou Thornell,
Defendant
To: **Sekou Thornell**
4108 Lenox Park Cir. NE
Brookhaven, GA 30319
By Order for service by publication dated May 12, 2025, you are hereby notified that on January 30, 2025, Lakeytrice Hunter-Grant filed suit against you for TBD principal, TBD interest, and TBD attorney's fees.
You are required to file with the Clerk of the State Court, and to serve upon plaintiff's attorney, Aura Taylor, an Answer in writing within sixty (60) days of the date of the Order for Publication.
Witness the Honorable **Kimberly A. Alexander,** Judge of this State Court.
This the 13th day of May, 2025.
Kimberly Brock, Clerk
State Court of DeKalb County
By: Johnette Henderson
Deputy Clerk
For: State Court
of DeKalb County
DeKalb County Courthouse
556 N. McDonough Street
Decatur, Georgia 30030

350-496446 5/29,6/5,6/12,6/19
NOTICE OF PUBLICATION
In the State Court of DeKalb County State of Georgia
Civil Action No.
++24A04430++
Felipe Albert-Rodriguez,
Plaintiff
vs.
Chubasco Robinson,
Defendant
To: **Chubasco Robinson**
3937 Glenwood Rd.
Apt. 18
Decatur, GA
By Order for service by publication dated May 1, 2025, you are hereby notified that on July 31, 2024, Felipe Albert-Rodriguez filed suit against you for $TBD principal, $TBD interest, and $TBD attorney's fees.
You are required to file with the Clerk of the State Court, and to serve upon plaintiff's attorney, Shaun M. Daugherty an Answer in writing within sixty (60) days of the date of the Order for Publication.
Witness the Honorable **Kimberly K. Anderson,** Judge of this State Court.
This 15th day of May, 2025.
Kimberly Brock, Clerk
State Court of DeKalb County
By: P. Nesbitt
Deputy Clerk
For: State Court
of DeKalb County
DeKalb County Courthouse
556 N. McDonough Street
Decatur, Georgia 30030

350-496447 5/29,6/5,6/12,6/19
NOTICE OF PUBLICATION
In the State Court of DeKalb County State of Georgia
Civil Action No.
++25A00384++
Ruben Dominguez Berrum,
Plaintiff
vs.
Fernando Orozco,
Defendant
To: **Fernando Orozco**
4268 English Oak Drive
Apt. T2
Doraville, GA 30340
By Order for service by publication dated March 7, 2025, you are hereby notified that on January 22, 2025, Ruben Dominguez Berrum filed suit against you for $TBD principal, $TBD interest, and $TBD attorney's fees.
You are required to file with the Clerk of the State Court, and to serve upon plaintiff's attorney, Logan Dale, Esq. an Answer in writing within sixty (60) days of the date of the Order for Publication.
Witness, the Honorable **Yolanda Mack,** Judge of this State Court.
This the 15th day of May, 2025.
Kimberly Brock, Clerk
State Court of DeKalb County
By: M. Roberts
Deputy Clerk
For: State Court
of DeKalb County
DeKalb County Courthouse
556 N. McDonough Street
Decatur, Georgia 30030

350-496448 5/29,6/5,6/12,6/19
NOTICE OF PUBLICATION
In the State Court of DeKalb County State of Georgia
Civil Action No.
++24A07392++
Aarianna Phillips,
Plaintiff
vs.
Chavonna Tartt,
Defendant
To: **Chavonna Tartt**
3143 Wiltshire Drive
Avondale Estates, GA 30002
By Order for service by publication dated May 5, 2025, you are hereby notified that on December 13, 2024, Aarianna Phillips filed suit against you for $TBD principal, $TBD interest, and $TBD attorney's fees.
You are required to file with the Clerk of the State Court, and to serve upon plaintiff's attorney, Alfreda L. Williams, an Answer in writing within sixty (60) days of the date of the order for publication.
Witness the Honorable **Yolanda R. Mack,** Judge of this State Court.
This the 12th day of May, 2025.
Kimberly Brock, Clerk
State Court of DeKalb County
By: M. Roberts
Deputy Clerk
For: State Court
of DeKalb County
DeKalb County Courthouse
556 N. McDonough Street
Decatur, Georgia 30030

350-496449 5/29,6/5,6/12,6/19
NOTICE OF PUBLICATION
In the State Court of DeKalb County State of Georgia
Civil Action No.
++25A00433++
Kahnillia Wright
Plaintiff
vs.
Sadie B. Watson
Defendant
To: **Sadie B. Watson**
2738 Cruise Road
Lawrenceville, GA 30044
By Order for service by publication dated May 5, 2025, you are hereby notified that on January 24, 2025, Kahnillia Wright filed suit against you for $TBD principal, $TBD interest, and $TBD attorney's fees.
You are required to file with the Clerk of the State Court, and to serve upon plaintiff's attorney, Joseph Roesch an Answer in writing within sixty (60) days of the date of the Order for Publication.
Witness the Honorable **Yolanda Mack,** Judge of this State Court.
This 12th day of May, 2025.
Kimberly Brock, Clerk
State Court of DeKalb County
By: M. Roberts
Deputy Clerk
For: State Court
of DeKalb County
DeKalb County Courthouse
559 N. McDonough Street
Decatur, GA 30030

350-496450 5/29,6/5,6/12,6/19
NOTICE OF PUBLICATION
In the State Court of DeKalb County State of Georgia
Civil Action No.
++25A04559-7++
Ann Marie Subero
Plaintiff
vs.
April S. Snipes
Defendant
To: **April S. Snipes**
3192 Quince Tree Lane
Decatur, Georgia 30034
By Order for service by publication dated May 13, 2025, you are hereby notified that on August 7, 2024, Ann Marie Subero filed suit against you for TBD principal, TBD interest, and TBD attorney's fees.
You are required to file with the Clerk of the State Court, and to serve upon plaintiff's attorney, an Answer in writing within sixty (60) days of the date of the Order for Publication.
Witness the Honorable **Kimberly A. Alexander,** Judge of this State Court.
This 13th day of May, 2025.
Kimberly Brock, Clerk
State Court of DeKalb County
By: Johnette Henderson
Deputy Clerk
For: State Court
of DeKalb County
DeKalb County Courthouse
556 N. McDonough Street
Decatur, GA 30030

350-496512 5/29,6/5,6/12,6/19
NOTICE OF PUBLICATION
In the State Court of DeKalb County State of Georgia
Civil Action No.
++23A05938++
Zakoria Fox,
Plaintiff
vs.
Tyre Abdullah,
Defendant
To: **Tyre Abdullah**
526 Foxrun Trail
Pearl, MS 39208
By Order for service by publication dated April 25, 2025, you are hereby notified that on December 18, 2023, Zakoria Fox filed suit against you for TBA principal, TBD interest, and TBD attorney's fees.
You are required to file with the Clerk of the State Court, and to serve upon plaintiff's attorney, an Answer in writing within sixty (60) days of the date of the Order for Publication.
Witness the Honorable **Yolanda R. Mack,** Judge of this State Court.
This 16th day of May, 2025.
Kimberly Brock, Clerk
State Court of DeKalb County
By: Patricia S. Harris
Deputy Clerk
For: State Court
of DeKalb County
DeKalb County Courthouse
556 N. McDonough Street
Decatur, Georgia 30030

350-496829 5/29,6/5,6/12,6/19
NOTICE OF SERVICE BY PUBLICATION
IN THE SUPERIOR COURT OF DEKALB COUNTY STATE OF GEORGIA

DEKALB COUNTY TAX COMMISSIONER,
IRVIN J. JOHNSON, Petitioner,
v.
JUDITH GOTTESMAN, et al., Respondents,
++CIVIL ACTION FILE NO. 25CV1116++
To: ANY AND ALL PARTIES CLAIMING INTEREST IN THE EXCESS PROCEEDS GENERATED FROM THE DECEMBER 6, 2022 TAX SALE FOR PROPERTY LOCATED AT 483 SHERMAN WAY, PARCEL ID NUMBER 18-051-21-025

You are hereby notified that, pursuant to an Order Directing Service by Publication filed on May 19, 2025 ("Order") by the Honorable Tangela Barrie, a Petition for Interpleader of Excess Funds ("Petition") in the above-referenced matter was filed by Irvin J. Johnson, as Tax Commissioner of Dekalb County ("Petitioner") on January 6, 2025 in the Superior Court of DeKalb County. The purpose of the Petition is to distribute excess funds received from a non-judicial tax sale of the real property known as **483 Sherman Way, Dekalb County, GA (Parcel Identification #18-051-21-025**). You are hereby given notice of this action and directed to O.C.G.A. §9-11-4(f)(1)(C) which commands you to file with the Clerk of the Superior Court of DeKalb County and serve upon the Petitioner's attorney, Ethan P. Pham, Nguyen & Pham, LLC, 1805 Shackleford Ct, Ste 100, Norcross, Georgia 30093, an Answer within sixty (60) days of the date of the Order referenced above.

350-496830 5/29,6/5,6/12,6/19
IN THE SUPERIOR COURT OF DEKALB COUNTY STATE OF GEORGIA
RKM GROUP INVESTMENTS, LLC
PETITIONER,
v.
ALBERT FEREBEE, SYLIESE FEREBEE, AND ALL OTHER PERSONS UNKNOWN WHO CLAIM OR MIGHT CLAIM ADVERSELY TO PETITIONERS TITLE TO 1643 WHISPERWOOD TRAIL,
RESPONDENTS.
++CIVIL ACTION NO:22-CV-9723-4++
NOTICE OF PUBLICATION
To:All those claiming an interest in the real property located at 1643 Whisperwood Trail, Stone Mountain, in DeKalb County, Georgia. By Order for Service of Summons by Publication dated May 16, 2023, you are hereby notified that on November 10, 2022, RKM Group Investments, LLC filed a verified petition to quiet the title to real property located at **1643 Whisperwood Trail, in DeKalb County Georgia,** naming all persons unknown who claim or might claim adversely to the title to 1643 Whisperwood Trail as respondents in such action.
You are required to file with the Clerk of Superior Court of DeKalb County, Georgia and to serve upon Petitioner's Attorney, Briskin, Cross & Sanford, LLC, 33 S. Main Street, Suite 300, Alpharetta, GA 30009 an Answer in writing within sixty(60) days of the date of this publication.
WITNESS, the Honorable Shondeana C. Morris, Judge of this Superior Court.
This the 21st day of May, 2025

350-496853 6/5,6/12,6/19,6/26
NOTICE OF PUBLICATION
In the State Court of DeKalb County State of Georgia
Civil Action No.
++24A05275++
Ever Vicuna,
Plaintiff
vs.
Open Book Management, LLC
Defendant
To: **Open Book Management, LLC**
1967 Saxon Valley Cir., NE
#39
Atlanta, GA 30319
By Order for service by publication dated May 1, 2025, you are hereby notified that on September 11, 2024, Ever Vicuna filed suit against you for $TBD principal, $TBD interest, and $TBD attorney's fees.
You are required to file with the Clerk of the State Court, and to serve upon plaintiff's attorney, Taylor M. Barnett, an Answer in writing within sixty (60) days of the date of the Order for Publication.
Witness the Honorable **Kimberly K. Anderson,** Judge of this State Court.
This 20th day of May, 2025.
Kimberly Brock, Clerk
State Court of DeKalb County
By: P. Nesbitt
Deputy Clerk
for State Court
of DeKalb County
DeKalb County Courthouse
556 N. McDonough Street
Decatur, GA 30030

350-496870 6/5,6/12,6/19,6/26
NOTICE OF PUBLICATION
In the Superior Court of DeKalb County State of Georgia
Civil Action#
++24FM2183-10++
Quasheeka Miller
Plaintiff
vs.
Earnest Glenn Rhodes III
Defendant
To: **Earnest Glenn Rhodes III**
1016 Patriot Drive
Hephzibah, Georgia 30815
By Order of the Court service for service by publication dated the 19th day of May, 2025 You are hereby notified that on the 8th day of February, 2024 The above-named Plaintiff filed suit against you for Child Support Modification.
You are required to file with the Clerk of Superior Court, and to serve upon the plaintiff or plaintiff's attorney whose name and address is: Quasheeka Miller, 1861 Gingham Way, Lithonia, Georgia 30058 an Answer in writing within sixty (60) days of the date of the Order of Publication.
Witness the Honorable , Judge of the DeKalb Superior Court.
This the 19th day of May, 2025.
Debra DeBerry
Clerk of Superior Court
556 N. McDonough Street
G-130 Annex
Decatur, GA. 30030-3356

350-496892 6/12,6/19,6/26,7/3
NOTICE OF PUBLICATION
In the State Court of DeKalb County State of Georgia
Action No.
++24A04610++
Kimberly James,
Plaintiff
vs.
Darrel McCrea,
Defendant
To: **Darrel McCrea**
7011 Setters Way 404
Lithonia, GA 30038
By Order for service by publication dated March 18, 2025, you are hereby notified that on August 08, 2024, Kimberly James filed suit against you for $TBD principal, $TBD interest, and $TBD attorney's fees.
You are required to file with the Clerk of the State Court, and to serve upon plaintiff's attorney, Muhammad Abdullah, an Answer in writing within sixty (60) days of the date of the Order for Publication.
Witness the Honorable **Kimberly K. Anderson,** Judge of this State Court.
This 28th day of May, 2021.
Kimberly Brock, Clerk
State Court of DeKalb County
By: P. Nesbitt
Deputy Clerk
For: State Court
of DeKalb County
DeKalb County Courthouse
556 N. McDonough Street
Decatur, Georgia 30030

350-496893 6/12,6/19,6/26,7/3
NOTICE OF SERVICE BY PUBLICATION
TO: THE TRUSTEE OF THE MEGA TRUST AND ALL BENEFICIARIES OF THE MEGA TRUST
TAKE NOTICE THAT on May 20, 2025, Lindy L. Price, Benjamin Gause, and Keller Gause filed a Petition To Terminate Trust and For Disbursement of Funds to Heirs At Law in the Superior Court of DeKalb County, Georgia, against The Trustee Of The Mega Trust And All Beneficiaries Of The Mega Trust.
That case is now pending as Civil Action File No. **++25CV5044.++** For the specifics of such pleas for relief the parties respondent must refer to the original petition and all other pleadings filed with the court.
By Order for Publication entered in the Superior Court of DeKalb County, Georgia, on May 22, 2025, you are hereby notified that you are required to file any response or answer with the Clerk of the Superior Court of DeKalb County within 60 days of the date of the Order for service by publication, with a copy of such response or answer to be sent to the Attorney for the Petitioner: Burke B. Johnson, Lueder, Larkin & Hunter, LLC, 320 East Clayton Street, Suite 418, Athens, GA 30601.
Witness, Asha Jackson, Judge, Superior Court of DeKalb County. Debra Deberry, Clerk, Superior Court of Dekalb County.

350-496932 6/12,6/19,6/26,7/3
IN THE SUPERIOR COURT OF DEKALB COUNTY STATE OF GEORGIA
PENNYMAC LOAN SERVICES, LLC
Plaintiff,
v.
MICHAEL JAMES MOSLEY; UNITED
STATES OF AMERICA; ABSOLUTE
RESOLUTIONS INVESTMENTS, LLC, as
Assignee to Guaranty Bank d/b/a Best Bank;
DISCOVER BANK; and MV REALTY PBC, LLC.,
Defendants.
CIVIL ACTION FILE NO. **++25CV2413-1++**
COMPLAINT FOR JUDICIAL FORECLOSURE OF A SECURITY DEED FILED ON FEBRUARY 21, 2025, A 30-DAY SUMMONS ISSUED ON FEBRUARY 21, 2025, A MOTION TO SERVE BY PUBLICATION DEFENDANT MICHAEL JAMES MOSELY FILED ON APRIL 23, 2025 AND FIRST AMENDED ORDER OF PUBLICATION ENTERED JUNE 2, 2025 TO: MICHAEL JAMES MOSLEY
NOTICE OF SERVICE BY PUBLICATION
By First Amended Order of Publication entered on the court's docket on June 2, 2025, you are hereby notified that on FEBRUARY 21, 2025 PENNYMAC LOAN SERVICES, LIMITED LIABILITY CORPORATION filed a Complaint for Judicial Foreclosure of a Security Deed ("Complaint") naming you as a Defendant. In the Complaint, Plaintiff is seeking an Order to conduct a judicial foreclosure sale of the property.
You are required to file with the Clerk of the Superior Court of Dekalb County, and to serve upon Plaintiff's attorney, W. Reese Willis III, Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road NE, Suite 700, Atlanta, GA 30305, an answer in writing within sixty (60) days of the entry of the Court's June 2, 2025 First Amended Order of Publication.
WITNESS, the Honorable Courtney L. Johnson, Judge of the Superior Court of Dekalb County.
This the date of 6/2/2025.
Debra DeBerry
CLERK, SUPERIOR COURT
OF DEKALB COUNTY

350-496939 6/12,6/19,6/26,7/3
NOTICE OF PUBLICATION
In the Superior Court of DeKalb County State of Georgia
Civil Action#
++24-CV-8166-10++
Envoy Air Inc.
Plaintiff
vs.
Alvaro Rios, Jr.
You are hereby notified that the above-styled action seeking $70,350.00 for Breach of Contract was filed against you in said Court on September 4, 2024 and that by reason of an Order for Service of Summons of Publication entered by the court on 1st day of January, 2025, you are hereby commanded and required to file with the Clerk of the superior Court of DeKalb County, and to serve upon the Plaintiff's attorney, Bejamin D. Schwartz, 2101 Sardis Road North, Suite 208, Charlotte, NC 28277, an answer to the Complaint in writing within sixty (60) days of the date of the Order for service by Publication. If you fail to do so, judgement by default will be taken against you for the relief demanded in the Complaint.
Witness the Honorable **Tangela Barrie,** Judge of the DeKalb Superior Court.
This the 23rd day of May, 2025.
Debra DeBerry
Clerk of Superior Court
556 N. McDonough Street
G-130 Annex
Decatur, GA. 30030-3356

350-496941 6/12,6/19,6/26,7/3
NOTICE OF PUBLICATION
In the Superior Court of DeKalb County State of Georgia
Civil Action#
++25FM5211++
Daneyling Gutierrez
Plaintiff
vs.
Tiburao Gustavo Mata
Defendant
By Order of the Court, for service by publication dated th 4th day of June, 2025. You are hereby notified that on the 27th day of May, 2025, the above-named Plaintiff filed suit against you for petition for Declaration of Custody.
You are required to file with the Clerk of Superior Court, and to serve upon plaintiff or plaintiff's attorney whose name and address is: 3591 Buford Hwy., Apt. 8, Atlanta, GA 30329, an Answer in writing within sixty (60) days of the date of the Order of Publication.
Witness the Honorable **LaTisha Dear Jackson,** Judge of the DeKalb Superior Court.
This the 5th day of June, 2025.
Debra DeBerry
Clerk of Superior Court
556 N. McDonough Street
G-130 Annex
Decatur, GA. 30030-3356

350-496953 6/12,6/19,6/26,7/3
NOTICE OF PUBLICATION
In the Superior Court of DeKalb County State of Georgia
Civil Action#
++25-CV-3815-4++
Envoy Air Inc.
Plaintiff
vs.
Anthony Michael Lickteig-Carter
Defendant
NOTICE OF SUMMONS-SERVICE BY PUBLICATION
To: **Anthony Michael Lickteig-Carter, Defendant Named Above:**
You are hereby notified that the above-styled action seeking $64,100.00 for Breach of Contract was filed against you in said Court on April 7, 2025 and that by reason of an Order for Service of Summons of Publication entered by the court on 27th day of May, 2025 you are hereby commanded and required to file with the Clerk of the Superior Court of DeKalb County, and to serve upon Plaintiff's attorney, Benjamin D. Schwartz, 2101 Sardis Road North, Suite 208, Charlotte, NC 28277, an answer to the Complaint in writing within sixty (60) days of the date of the Order for service by Publication. If you fail to do so, judgement by default will be taken against you for the relief demanded in the Complaint.
Witness the Honorable **Shondeana Morris,** Judge of this Court.
This the 9th day of June, 2025.
Debra DeBerry
Clerk of Superior Court
556 N. McDonough Street
G-130 Annex
Decatur, GA. 30030-3356

350-496954 6/19,6/26,7/3,7/10
NOTICE OF PUBLICATION
In the Superior Court of DeKalb County State of Georgia
Civil Action#
++25FM3967-1++
William R. Sanders IV
Plaintiff
vs.
Keoisha Webb
Defendant
To: **Keoisha Webb**
3100 Lumby Dr.,
Apt. 623
Decatur, GA 30034
By Order of the Court, for service by publication dated the 28th day of April, 2025 You are hereby notified that on the 11th day of June, 2025 The above-named Plaintiff filed suit against you for: Petition for Paternity/Legitimization.
You are required to file with the Clerk of Superior Court, and to serve upon the plaintiff or plaintiff's attorney whose name and address is: K.R. Chowbey, 235 Peachtree St. NE, (400) Atlanta, GA 30303 an Answer in writing within sixty (60) days of the date of the Order of Publication.
Witness the Honorable **Courtney L. Johnson,** Judge of the DeKalb Superior Court.
This the 10th day of June, 2025.
Debra DeBerry
Clerk of Superior Court
556 N. McDonough Street
G-130 Annex
Decatur, GA. 30030-3356

350-496964 6/19,6/26,7/3,7/10
NOTICE OF PUBLICATION
In the Superior Court of DeKalb County State of Georgia
Civil Action#
++24CV10028++
Wellington Cove Homeowners Assocation, Inc.
Plaintiff
vs.
Erica Baruti, as Trustee for the Reig Solo 401K Trust (ROTH)
Defendant
To: **Erica Baruti, as Trustee for the Reig Solo 401K Trust (ROTH)**
2306 Wellington Circle
Lithonia, GA 30058
By Order of the Court granting service by publication dated 2/24/2025 You are hereby notified that on 11/1/2024 Wellington Cove Homeowners Association, Inc. filed suit against you to collect unpaid homeowners' association assessments at subject property. Thr style of the case is Wellington Cove Homeqwners Association, Inc. v. Erica Baruti, as Trustee for the Reig Solo 401K Trust (ROTH), Civil Action No. 24CV100285, Superior Court of DeKalb County, State of Georgia.
You are required to file with the Clerk of the Superior Court, and to serve upon Plaintiff's attorney John zD. Andrle, Cobb, Olson & Andrle, LLC, 500 Sugar Mill Road, Suite 160-B, Atlanta, GA 30350, an Answer in writing within sixty (60) days of 2/24/2025 the date of the order granting service by publication.
Witness the Honorable **Shondeana C. Morris,** Judge of this Court.
This the 10th day of March, 2025.
Debra DeBerry
Clerk of Superior Court
556 N. McDonough Street
G-130 Annex
Decatur, GA. 30030-3356

350-496971 6/19,6/26,7/3,7/10
NOTICE OF FORECLOSURE OF RIGHT TO REDEEM
[REF. O.C.G.A., Section 48-4-5 et seq.; 48-4-45 & 48-4-46]
TO:
KAIJIN HUANG
DEKALB COUNTY, GEORGIA, CEO Michael Thurmond
Occupant of 2706 BELAIRE CIR, DeKalb County, Georgia.
RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (REF. O.C.G.A. § 48-4-45, 46)
Take notice that:
The right to redeem the following described property, to wit will expire and be forever foreclosed and barred as of five o'clock (5 p.m.) on July 24, 2025 or 30 days after legal service of the Notice pursuant to OCGA 48-4-45 et seq., whichever date is later: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 282 OF THE 18TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING LOT 3, BLOCK E, UNIT THREE, OF FLEETWOOD HILLS SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 27, PAGE 13, DEKALB COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION.
That property known as **++2706 BELAIRE CIR++** according to the present system of numbering homes and having tax parcel identification number **18 282 06 036.**
The tax deed to which this notice relates is dated June 4, 2024, and is recorded in the Office of the Clerk of the Superior Court of DeKalb County, Georgia in Deed Book 31509 Page 610.
The property may be redeemed on or before the time and date stated above by payment of the redemption price as fixed and provided by law to the undersigned at the following address:
Wheel Properties, LLC
c/o Carolina D. Bryant Esq.
Ayoub, Mansour & Bryant, LLC
675 Seminole Avenue, Suite 301
Atlanta, Georgia 30307
404.892.2599
Please be governed accordingly.

350-497058 6/12,6/19,6/26,7/3
NOTICE OF SERVICE BY PUBLICATION
IN THE SUPERIOR COURT OF DEKALB COUNTY STATE OF GEORGIA
DEKALB REGIONAL LAND BANK AUTHORITY,
Petitioner,
v.
JEREMY FULBRIGHT, et al.,
Respondents,
++CIVIL ACTION FILE NO. 23CV5928++
To: Jeremy Fulbright and All other possible and/or unknown parties who have any claim or possessory or adverse right, title, or interest in the respondent property located at, **3619 Tulip Drive, Decatur, GA**.
You are hereby notified that,

pursuant to an Order Directing Service by Publication filed on Jun 2, 2025 ("Order") by the Hon. Asha F. Jackson, a Petition to Quiet Title ("Petition") in the above-referenced matter was filed by Dekalb Regional Land Bank Authority ("Petitioner") on June 26, 2025 in the Superior Court of Dekalb County. The purpose of the Petition is to clear any claim of right, title or interest of subject property. You are hereby given notice of this action and directed to O.C.G.A. §9-11-4(f)(1)(C) which commands you to file with the Clerk of the Superior Court of Dekalb County and serve upon the Petitioner's attorney, Allie Jett, Jett Law Group, LLC, 2987 Clairmont Road, Suite 350, Atlanta, GA 30329, an Answer within sixty (60) days of the date of the Order referenced above.

WITNESS, the Honorable **Asha F. Jackson** of said Court.

350-497092 6/12,6/19,6/26,7/3

NOTICE OF PUBLICATION
In the Superior Court
of DeKalb County
State of Georgia
Civil Action#
++24CV6783++

Abbey Road Condominium Association, Inc.
Plaintiff
vs.
Tara S. Lee
Defendant
To: **Tara S. Lee**
4229 Apple Cir.
Conley, GA 30288

By Order of the Court, for service by publication dated the 14th day of May, 2025 You are hereby notified that on the 30th day of March, 2022 The above-named Plaintiff filed suit against you for unpaid assessments and related charges.

You are required to file with the Clerk of Superior Court, and to serve upon plaintiff or plaintiff's attorney whose name and address is: Evan Conroy, Conroy Law, PLLC, 13398 Tegler Drive, Suite 120, #102, Noblesville, IN 46060 Answer in writing within sixty (60) days of the date of the Order of Publication.

Witness the Honorable **Yolanda C. Parker-Smith,** Judge of the DeKalb Superior Court.
This the 19th day of May, 2025.

Debra DeBerry
Clerk of Superior Court
556 N. McDonough Street
G-130 Annex
Decatur, GA. 30030-3356

350-497116 6/5,6/12,6/19,6/26

NOTICE OF PUBLICATION
In the Superior Court
of DeKalb County
State of Georgia
Civil Action File No.
++24FM4205++

VALLINE M. LOTEN
Petitioner
v.
CLARENCE GATLING, JR
Respondent
To: **Clarence Gatling, Jr**

You are hereby notified that the above styled action seeking divorce, custody, and child support was filed against you in said Court on April 17, 2024, and that by reason of an Order for Service by Publication entered by this Court on May 1, 2025, you are further notified that you have the right to appear in this action and show why the Petitioner's prayers should not be granted.

You are required to file with the Clerk of Superior Court, and serve upon Petitioner's attorney, Kimbley N. Puckett at 101 Marietta Street, suite 3625; Atlanta, Georgia 30303 a written Answer to the Petition for Divorce within 30 days of the last date of this publication. If you fail to do so, judgment by default may be taken against you for the relief sought.

Respectfully submitted this 27th day of May, 2025.
Kimbley N. Puckett, Esq
Attorney for Petitioner

Debra DeBerry
Clerk of Superior Court
556 N. McDonough Street
G-130 Annex
Decatur, GA. 30030-3356

350-497135 6/5,6/12,6/19,6/26

NOTICE OF PUBLICATION
In the State Court
of DeKalb County
State of Georgia
Civil Action No.
++24A06533-1++

De'Cha Johnson and Paula Ridgnal
Plaintiff
vs.
Melissa Brown,
Defendant

ORDER

Plaintiff's Motion for Service by Publication, filed April 3, 2025, comes regularly before the Court for consideration.

Service by publication gives the Court personal jurisdiction over a defendant only where there is willful concealment. See Ragan v. Mallow, 319 Ga App. 443, 446-47 (2012.) The evidence before the Court shows willful concealment. A private process server and the Marshal's Office attempted to serve Defendants Melissa Brown at her residence. After five unsuccessful attempts at service, the process server's office spoke to and texted with Defendant. Defendant initially denied knowing anything about a car wreck. She has refused to provide the process server with any information about when she will be home and she insisted that the process server contact her insurance company. Plaintiff's Motion for Service by Publication is **granted** on the ground of willful concealment.

SO ORDERED, this 28th day of May, 2025

Alvin T. Wong
State Court of DeKalb County
DeKalb County Courthouse
556 N. McDonough Street
Decatur, Georgia 30030

350-497155 6/5,6/12,6/19,6/26

NOTICE OF PUBLICATION
In the Magistrate Court
of DeKalb County
State of Georgia
Civil Action No.
++21M12521++

Grace P. Kopache,
Plaintiff
vs.
Motti Sharon
Defendant
TO: **Mottie Sharon**
4584 Chamblee Dunwoody Rd
Atlanta, GA 30338

By Order for service by publication dated 8/15/24, you are hereby notified that on 11/23/2021, Grace P. Kopache filed suit against you for $11,270.00 principal, $0.00 interest, and $0.00 attorney's fees.

You are required to file with the Clerk of the Magistrate Court, and to serve upon plaintiff's attorney, Grace P. Kopache; Mottie Sharon; Andrew Blood, an Answer in writing within sixty (60) days of the date of the Order for Publication.

Witness the Honorable Presiding Judge of this Magistrate Court.
This the 28th day of May, 2025.
Kimberly Brock, Clerk
Magistrate Court of DeKalb County
By B. Smith
Deputy Clerk
For: Magistrate Court
of DeKalb County
DeKalb County Courthouse
556 N. McDonough Street,
Decatur, Georgia 30030

350-497156 6/5,6/12,6/19,6/26

"NOTICE OF SERVICE BY PUBLICATION"

HOA ADVANCE, LLC V. DOROTHY GUSTER
CIVIL ACTION FILE NO. 25CV4067
SUPERIOR COURT OF DEKALB COUNTY
To: **DOROTHY GUSTER**

You are hereby notified pursuant to the Order of Superior Court of DeKalb County Judge Shondeana C. Morris, dated May 13, 2025, that a Complaint with the above referenced style was filed on April 15, 2025 in the Superior Court of DeKalb County by HOA Advance, LLC ("Plaintiff"). The Complaint, if granted, will permit Plaintiff to foreclose on Units 6536, 6651, 6836, 6900, 6929, and 6964 of the **++Brannon Hill Condominium complex++** of DeKalb County, Georgia to satisfy a statutory lien that Plaintiff holds against the subject properties. You are hereby given notice of this action and directed that you may file any pleading you desire in response to the Complaint within thirty (30) days of the aforesaid order by serving Plaintiff's attorney, John C. Clark, Clark Law Group, LLC, 951 Edgewood Avenue NE, Atlanta, Georgia 30307, and filing said response with the Clerk of Superior Court of DeKalb County.

350-497157 6/5,6/12,6/19,6/26

"NOTICE OF SERVICE BY PUBLICATION"

HOA ADVANCE, LLC V. FATIMA FAROOQ, WALKER ATICE JR., RYAN ATICE, UNKNOWN HEIRS OF WALKER ATICE, JR., BASIM SULEIMAN, Trustee of Brannon Hill Land Trust, NOTES LLC, and RICHARD SMITH
CIVIL ACTION FILE NO. ++25CV3872++
SUPERIOR COURT OF DEKALB COUNTY
To: FATIMA FAROOQ; WALKER ATICE, JR.; UNKNOWN HEIRS OF WALKER ATICE, JR.; BASIM SULEIMAN, TRUSTEE OF BRANNON HILL LAND TRUST; AND RICHARD SMITH.

You are hereby notified pursuant to the Order of Superior Court of DeKalb County Judge Gregory A. Adams, dated May 19, 2025, that a Complaint with the above referenced style was filed on April 8, 2025 in the Superior Court of DeKalb County by HOA Advance, LLC ("Plaintiff"). The Complaint, if granted, will permit Plaintiff to foreclose on those properties located in Building 679 of the Brannon Hill Condominium complex of DeKalb County, Georgia to satisfy a statutory lien that Plaintiff holds against the subject properties. You are hereby given notice of this action and directed that you may file any pleading you desire in response to the Complaint within thirty (30) days of the aforesaid order by serving Plaintiff's attorney, John C. Clark, Clark Law Group, LLC, 951 Edgewood Avenue NE, Atlanta, Georgia 30307, and filing said response with the Clerk of Superior Court of DeKalb County.

350-497958 6/19,6/26,7/3,7/10

NOTICE OF PUBLICATION
In the State Court
of DeKalb County
State of Georgia
Civil Action No.
++25A00025++

Amber Fields,
Plaintiff
vs.
Levar Frazier,
Defendant
To: **Levar Frazier**
224 Hunnicutt Street NW
Unit 101
Atlanta, GA 30313

By Order for service by publication dated May 23, 2025, you are hereby notified that on January 3, 2025, Amber Fields filed suit against you for $TBD principal, $TBD interest, and $TBD attorney's fees.

You are required to file with the Clerk of the State Court, and to serve upon plaintiff's attorney, Grant Schrantz, an Answer in writing within sixty (60) days of the date of the Order for Publication.

Witness the Honorable **Charles E. Bailey,** Judge of this State Court.
This 3rd day of June, 2025.
Kimberly Brock, Clerk
State Court of DeKalb County
By: P. Nesbitt
Deputy Clerk
For: State Court
of DeKalb County
DeKalb County Courthouse
556 N. McDonough Street
Decatur, Georgia 30030

350-497959 6/19,6/26,7/3,7/10

NOTICE OF PUBLICATION
In the State Court
of DeKalb County
State of Georgia
Civil Action No.
++24A03862-7++

Zaire Crawford,
Plaintiff
vs.
TJ Trucks, LLC., et al.,
Defendant
To: Bukky Alliu
708 London Way
Lithia Springs, GA 30122

By Order for service by publication dated May 12, 2025, you are hereby notified that on July 1, 2024, Zaire Crawford filed suit against you for TBD principal, TBD interest, and TBD attorney's fees.

You are required to file with the Clerk of the State Court, and to serve upon plaintiff's attorney, W. Coleman Sylvan, an Answer in writing within sixty (60) days of the date of the Order for Publication.

Witness the Honorable **Kimberly A. Alexander,** Judge of this State Court.
This 4th day of June, 2025
Kimberly Brock, Clerk
State Court of DeKalb County
By: Johnette Henderson
Deputy Clerk
For: State Court
of DeKalb County
DeKalb County Courthouse
556 N. McDonough Street
Decatur, Georgia 30030

350-497999 6/19

IN THE MAGISTRATE COURT
OF DEKALB COUNTY
STATE OF GEORGIA
Civil Action File No.
++25N00007-2624++

2624 Old Wesley Chapel Road
Decatur, Georgia 30034
PARCEL ID. NO.:
15 126 08 002

DEKALB COUNTY, GEORGIA,
Petitioner,
vs.
2624 OLD WESLEY CHAPEL ROAD, DECATUR, GEORGIA 30034 ALSO KNOWN AS: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 126 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN AT THE INTERSECTION FORMED BY THE SOUTHEASTERLY LINE OF THE 60- FOOT RIGHT-OF-WAY OF OLD WESLEY CHAPEL ROAD WITH THE NORTHWESTERLY SIDE OF A 15-FOOT ALLEY, AND RUNNING THENCE ALONG THE SOUTHEASTERLY SIDE OF OLD WESLEY CHAPEL ROAD, AND FOLLOWING THE CURVATURE THEREOF A DISTANCE OF 152.13 FEET TO AN IRON PIN, WHICH IS 112.25 FEET SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE FROM THE LIMIT OF ACCESS OF INTERSTATE HIGHWAY 20, SAID PIN BEING AT THE SOUTHERLY LINE OF LAND NOW OR FORMERLY OWNED BY GEORGE F. CHANDLER, JR.; THENCE ALONG THE LINE OF SAID CANDLER LANDS ON A BEARING OF SOUTH 55-DEGREES, 47-MINUTES EAST 111.01 FEET TO AN IRON PIN; THENCE CONTINUING ALONG THE LINE OF SAID CANDLER LANDS ON A BEARING OF SOUTH 22-DEGREES 17- MINUTES 40- SECONDS WEST 75.35 FEET TO AN IRON PIN ON THE NORTHWESTERLY SIDE OF THE 16- FOOT ALLEY; THENCE ALONG THE NORTHWESTERLY SIDE OF THE 16- FOOT ALLEY; THENCE ALONG THE NORTHWESTERLY SIDE OF SAID ALLEY ON A BEARING OF SOUTH 78- DEGREES 50- MINUTES 20-SECONDS WEST 135.08 FEET TO THE POINT OF BEGINNING, BEING PRIMPROVED PROPERTY WITH A ONE-STORY BRICK OFFICE BUILDING SITUATED THEREON, KNOWN AS NO. 2624 OLD WESLEY CHAPEL ROAD, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN DEKALB COUNTY GEORGIA. ALL ACCORDING TO A SURVEY PREPARED BY ESTON PENDLEY AND ASSOC., INC, DATED 5/31/85.; SONJA M. KILGORE AND ALL PERSONS KNOWN OR UNKNOWN WHO CLAIM OR MIGHT CLAIM ADVERSELY TO ANY INTEREST IN THE DESCRIBED PARCEL OF REAL PROPERTY, Respondents.

CONSENT AGREEMENT

This Consent Agreement ("Agreement") is between DeKalb County, Georgia ("County") and Sonja Kilgore ("Respondent") regarding the In Rem Nuisance Abatement action against the property located at 2624 Old Wesley Chapel Road, Decatur, Georgia 30034 ("the Property").

On February 26, 2025, DeKalb County, Georgia filed a Complaint-In-Rem seeking authorization to demolish the vacant structure at the Property; remove all trash and debris; cut high weeds and grass; bring the premises into compliance with O.C.G.A. § 41-2-7 and file a lien to recover its costs. The parties have met and agreed to this Consent Agreement as follows:

FINDINGS OF FACT

The Subject Property is located in unincorporated DeKalb County, Georgia at 2624 Old Wesley Chapel Road, Decatur, Georgia 30034, Tax Parcel Id. No. 15 126 08 002. Since at least January 30, 2025, the property has been in a state of disrepair as follows:

(1) The structure is vacant, unsecure, and unfit for human habitation.

(2) The property has been cited for various violations including : (a) the failure to cut and maintain weeds, grass and the overgrowth of vegetation; (b) the condition of exterior property areas; (c) open storage of trash and debris; (d) the failure to remove inoperable and unregistered vehicles; (e) being vacant and unsecure; and (f) being an uninhabitable dwelling.

(3) The property is not in compliance with applicable codes and constitutes an endangerment to the public health and safety as a result of unsanitary and unsafe conditions.

(4) The property imperils the health, safety and welfare of the residents of the neighborhood and compromises the general well-being and quality of life of the citizens of DeKalb County.

(5) The County estimates approximately $48,648 is needed to bring this property into a satisfactory state of repair.

RULING OF THE COURT

Based on the evidence presented in this case, the court **FINDS** the following:

a. Pursuant to the O.C.G.A. §§ 41-2-1, et. seq., and Code of DeKalb County§§ 18-1, et. seq., the subject dwelling is unfit for human habitation, does not comply with applicable codes, and imperils the health, safety and welfare of the citizens of the county.

b. Subject to O.C.G.A.§§ 41-2-1, et. seq., and Code of DeKalb County§§ 18-1, et. seq., after thirty (30) days from the date this Order ("Remedial Period") is mailed by certified mail to the Respondent, the court orders the respondents, owners and interested parties, to demolish the property, cut and maintain weeds, grass and overgrowth of vegetation, removing the open storage of trash and debris, and removing vehicles that are either unregistered or inoperable. All efforts must comply with the applicable codes and regulations. Thirty (30) days after mailing this Order, the petitioner shall re-inspect the property for compliance.

c. If the Respondents, owners and interested parties, fail to bring the property into compliance, the court authorizes the Petitioner to demolish the property, cut and maintain weeds, grass and overgrowth of vegetation, remove trash and debris, and remove vehicles that are either unregistered or inoperable. After the expiration of the Remedial Period, the petitioner's abatement actions shall commence within two hundred and seventy (270) days as required by O.C.G.A. § 41-2-9. If these actions are prohibited by an injunction issued pursuant to O.C.G.A. § 41-2-13, or any equitable relief granted by a court of competent jurisdiction, then those days shall not be counted toward the petitioner's abatement days.

d. After the expiration of the Remedial Period, the court authorizes the petitioner to place a placard on the property which shall remain on the property until all of the abatement work is complete with the following words.
"This building is unfit for human habitation or commercial, industrial, or business use and does not comply with the applicable codes or has been ordered secured to prevent its use in connection with drug crimes or constitutes an endangerment to public health or safety as a result of unsanitary or unsafe conditions. The use or occupation of this building is prohibited and unlawful."

e. These findings of fact shall be posted on the property and advertised in the Champion Newspaper.

f. All costs shall constitute a lien against the property including the demolition of the vacant dwelling; all court costs; administrative costs; advertisement costs; attorney's fees, and all other costs necessarily associated with this abatement action.

h. This court grants permissions to the petitioner to maintain grass and weeds on the property below twelve (12) inches and remove and impound unlicensed and unregistered abandoned vehicles.

i. The petitioner shall confirm with the Georgia Power officials to ensure that the utilities are cut off and capped at the street.

j. If Respondent demolishes the subject property, they shall notify Petitioner and Petitioner shall complete their inspection and finalize its approval status within ten (10) business days of receiving notice of the completed demolition.

k. Upon approval of Respondent's demolition, the County shall file a Cancellation of Lis Pendens for the Property within ten (10) business days of the County's inspection showing that the demolition was completed.

SO ORDERED, this 23rd day of May, 2025.
Nunc Pro Tunc 4/17/25.
The Honorable Judge E. Ann Guerrant Magistrate Court of DeKalb County, Georgia
Respectfully submitted and consented to By:
/s/ Tom Stubbs
(w/ express permission)
Tom Stubbs
Stubbs Law Office, LLC
125 Clairemont Ave., Suite 440
Decatur, GA 30030
O: 404-378-3633
F: 404-377-8304

C: 404-234-7634
E: tom@stubbslaw.com
/s/ Gabriel L. Daniel
Assistant County Attorney
1300 Commerce Drive
5th Floor Decatur
Georgia 30030
Telephone: (404) 371-2340
Email: gldaniel@dekalb-countyga.gov

350-498010 6/5,6/12,6/19,6/26
NOTICE OF PUBLICATION
In the Superior Court
of DeKalb County
State of Georgia
Civil Action#
++25-CV-1525-10++
PSA Airlines, Inc.
Plaintiff
vs.
Reagen Christine Emlet
Defendant

NOTICE OF SUMMONS-SERVICE BY PUBLICATION

To: **Reagen Christine Emlet, Defendant Named Above:**

You are hereby notified that the above-styled action seeking $150,000.00 for Breach of Contract was filed against you in said Court on January 22, 2025 and that by reason of an Order for Service of Summons of Publication entered by the court on 14th day of April, 2025 you are hereby commanded and required to file with the Clerk of Superior Court of DeKalb County, and to serve upon Plaintiff's attorney, Benjamin D. Schwartz, 2101 Sardis Road North, Suite 208, Charlotte, NC 28277, an answer to the Complaint in writing within sixty (60) days of the date of the Order for service by Publication. If you fail to do so, judgement by default will be taken against you for the relief demanded in the Complaint.

Witness the Honorable **Tangela M. Barrie,** Judge of this Court.
This the 22nd day of May, 2025.

Debra DeBerry
Clerk of Superior Court
556 N. McDonough Street
G-130 Annex
Decatur, GA. 30030-3356

350-498011 6/5,6/12,6/19,6/26
NOTICE OF PUBLICATION
In the Superior Court
of DeKalb County
State of Georgia
Civil Action#
++24-CV-8166-10++
Envoy Air Inc.
Plaintiff
vs.
Alvaro Rios, Jr.
Defendant

ORDER FOR SERVICE BY PUBLICATION

Plaintiff having moved the Court for an order directing service to be made upon Defendant Alvaro Rios, Jr. in the aboved-styled action by publication of Summons and it appearing to the Court from the Complaint and Affidavit of such Motion that Defendant is a nonresident and that the action is an action in which Defendant may be served by publication pursuant to O.C.G.A. 9-10-4(f)(1).
IT IS ORDERED, that service be made by publication as provided by law.
SO OREDERED this 19th day of March, 2025.
Judge, Superior Court or Clerk of Superior Court of DeKalb County

Debra DeBerry
Clerk of Superior Court
556 N. McDonough Street
G-130 Annex
Decatur, GA. 30030-3356

350-498175 6/12,6/19,6/26,7/3
NOTICE OF PUBLICATION
In the Superior Court
of DeKalb County
State of Georgia
Civil Action#
++24CV2502++
Joseph Johnson
Plaintiff
vs.
Vincent J. Mosley
Defendant
To: **Vincent J. Mosley, Jr.**
1670 Sabastian Pt., NE
Atlanta, GA 30329-4706

By Order of the Court service for service by publication dated the 29th day of May, 2025 You are hereby notified that on the 22 day of May, 2025 The above-named Plaintiff filed suit against you for Contempt.

You are required to file with the Clerk of Superior Court, and to serve upon plaintiff or plaintiff's attorney whose name and address is: Joseph Johnson Pro-Se, 2818 Greenhouse Patio Drive NW, Kennesaw, Georgia 30144 an Answer in writing within sixty (60) days of the date of the Order of Publication.

Witness the Honorable **Asha Jackson,** Judge of the DeKalb Superior Court.
This the 4th day of June, 2025.

Debra DeBerry
Clerk of Superior Court
556 N. McDonough Street
G-130 Annex
Decatur, GA. 30030-3356

350-499003 6/19,6/26
IN THE MAGISTRATE COURT OF DEKALB COUNTY STATE OF GEORGIA
CIVIL ACTION FILE NO.: ++25N00012-1817++
1817 Ellington Street
Decatur, Georgia 30032
PARCEL ID. NO.:
15 183 09 014
DEKALB COUNTY, GEORGIA, Petitioner,
vs.
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN DISTRICT 15, LAND LOT 183, OF DEKALB COUNTY, GEORGIA, MORE FULLY DESCRIBED IN DEED BOOK 4607, PAGE 659, DEKALB COUNTY RECORDS, WHICH PLAT AND DEED BY REFERENCE ARE MADE A PART HEREOF, EXCLUDING RIGHTS-OF-WAY AND EASEMENTS. BEING IMPROVED PROPERTY KNOWN AS MAP REFERENCE 15 183 09 014 (1817 ELLINGTON ST.), AS SHOWN IN THE RECORDS OF THE OFFICE OF THE TAX COMMISSIONER AND THE BOARD OF TAX ASSESSORS OF SAID COUNTY; SECOND CONTINENTAL, INC. WITH RIGHT OF REDEMPTION IN CLARA M. COPLIN; LARRY D. LATIMER; AND ALL PERSONS KNOWN OR UNKNOWN WHO CLAIM OR MIGHT CLAIM ADVERSELY TO ANY INTEREST IN THE DESCRIBED PARCEL OF REAL PROPERTY,
Respondents.

HEARING NOTICE
TO: RESPONDENTS AND OTHER INTERESTED PARTIES

You are hereby notified that DeKalb County, GA has filed a Complaint In Rem for Nuisance Abatement and is requesting an IN REM judgment against property located at 1817 Ellington Street, Decatur, Georgia 30032. As of the date of execution of this complaint, Petitioner has incurred costs of approximately two thousand dollars ($2,000.00).
The hearing shall be held on **July 16, 2025**, beginning at **1:00 P.M. (EST)**. **Upon receipt of this letter, you should contact the Clerk at ordinancedivisioncourt@dekalbcountyga.gov and include the above listed case number and your phone number in the email.**
YOU ARE REQUIRED TO FILE OR PRESENT AN ANSWER TO THIS CLAIM WITHIN 30 DAYS AFTER SERVICE OF THIS CLAIM UPON YOU. IF YOU DO NOT ANSWER, JUDGMENT BY DEFAULT WILL BE ENTERED AGAINST YOU. YOUR ANSWER MUST BE FILED IN WRITING.
• If you have witnesses, books, receipts, or other writings bearing on this claim, you should bring them with you at the time of hearing.
• If you wish to have witnesses summoned, see the court at once for assistance.
• If you have any claim against the petitioner, you should notify the court at once.
• If you admit the claim, but desire additional time to pay, you must come to the hearing in person and state the circumstances to the court.
• You may come with or without an attorney.
/s/ Shirley Penning-Pipkins
Clerk, Magistrate of DeKalb County
Service addresses:
Posting on Property and U.S. Mail
1817 Ellington Street
Decatur, GA 30032
Second Continental, Inc.
c/o Shelton E. Friedman
Registered Agent
1050 Crown Pointe Pkwy
Suite 1550
Atlanta, Georgia 30338
Clara M. Coplin
P.O. Box 17732
Atlanta, Georgia 30316
Clara M. Coplin
2771 Terratim Lane
Decatur, GA 30034
Larry D. Latimer
2771 Terratim Lane
Decatur, Georgia 30034
Larry D. Latimer
1655 Flat Shoals Road
Atlanta, Georgia 30316-2160
Dated: June 10th, 2025.
TERRY G. PHILLIPS
DEPUTY COUNTY ATTORNEY
Georgia Bar No. 576865
/s/ Gabriel L. Daniel
ASSISTANT COUNTY ATTORNEY
Georgia Bar No. 875992
Attorneys for Petitioner

350-499004 6/19,6/26
IN THE MAGISTRATE COURT OF DEKALB COUNTY STATE OF GEORGIA
CIVIL ACTION FILE NO.: ++25N00013-2890++
2890 Bianca Court
Decatur, GA 30034
PARCEL ID. NO.:
15 107 01 194
DEKALB COUNTY, GEORGIA, Petitioner,
vs.
2890 BIANCA COURT, DECATUR, GA 30334, ALSO KNOWN AS: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 107, 15th DISTRICT, DEKALB COUNTY, GEORGIA, BEING LOT 36, BLOCK D, UNIT TWO, DOGWOOD MANOR SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 45, PAGE 37, DEKALB COUNTY RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART HEREOF BY REFERENCE AND BEING MORE PARTICULARLY SHOWN ON SURVEY PREPARED BY GEORGIA LAND SURVEYING CO., INC., DATED SEPTEMBER 23, 1981; TEXANNA E. ANTHONY; GEORGE K. ANTHONY; IRVIN J. JOHNSON, DEKALB COUNTY TAX COMMISSIONER; AND ALL PERSONS KNOWN OR UNKNOWN WHO CLAIM OR MIGHT CLAIM ADVERSELY TO ANY INTEREST IN THE DESCRIBED PARCEL OF REAL PROPERTY,
Respondents.

HEARING NOTICE
TO: RESPONDENTS AND OTHER INTERESTED PARTIES

You are hereby notified that DeKalb County, GA has filed a Complaint In Rem for Nuisance Abatement and is requesting an IN REM judgment against property located at 2890 Bianca Court, Decatur, Georgia 30034. As of the date of execution of this complaint, Petitioner has incurred costs of approximately two thousand dollars ($2,000.00).
The hearing shall be held on **July 16, 2025**, beginning at **1:00 P.M. (EST)**. **Upon receipt of this letter, you should contact the Clerk at ordinancedivisioncourt@dekalbcountyga.gov and include the above listed case number and your phone number in the email.**
YOU ARE REQUIRED TO FILE OR PRESENT AN ANSWER TO THIS CLAIM WITHIN 30 DAYS AFTER SERVICE OF THIS CLAIM UPON YOU. IF YOU DO NOT ANSWER, JUDGMENT BY DEFAULT WILL BE ENTERED AGAINST YOU. YOUR ANSWER MUST BE FILED IN WRITING.
• If you have witnesses, books, receipts, or other writings bearing on this claim, you should bring them with you at the time of hearing.
• If you wish to have witnesses summoned, see the court at once for assistance.
• If you have any claim against the petitioner, you should notify the court at once.
• If you admit the claim, but desire additional time to pay, you must come to the hearing in person and state the circumstances to the court.
• You may come with or without an attorney.
/s/ Shirley Penning-Pipkins
Clerk, Magistrate of DeKalb County
Service addresses:
Posting on Property and U.S. Mail
2890 Bianca Court
Decatur, GA 30034
Texanna E. Anthony &
George K. Anthony
2891 Winding Grove Drive
Lithonia, GA 30038
Irvin J. Johnson
DeKalb County
Tax Commissioner
4380 Memorial Drive
Suite 100
Decatur, GA 30032
Dated: **June 10th, 2025.**
TERRY G. PHILLIPS
DEPUTY COUNTY ATTORNEY
Georgia Bar No. 576865
/s/ Aimee F. Sobhani
AIMEE F. SOBHANI
Assistant County Attorney
Georgia Bar No. 584646
Attorneys for Petitioner

350-499005 6/19,6/26,7/3,7/10
NOTICE OF FORECLOSURE OF RIGHT TO REDEEM
[REF. O.C.G.A., Section 48-4-5 et seq.; 48-4-45 & 48-4-46]

TO:
CD & R GROUP, LLC
UNKNOWN HEIRS AT LAW OF SARAH LEE TURKS
WILLIAM MCKINLEY PETERS JR.
RACHEL PEEPLES
UNKNOWN HEIRS AT LAW OF ANTHONY C. PEEPLES
LATOYA COLLINS
ANTHONY ARMOND PEEPLES
LEMICHAEL PEEPLES
CITY OF TUCKER, MAYOR FRANK AUMAN
DEKALB COUNTY, GEORGIA, CEO Michael Thurmond
Occupant of 1930 PETERS ROAD, DeKalb County, Georgia.

RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (REF. O.C.G.A. § 48-4-45, 46)
Take notice that:
The right to redeem the following described property, to wit will expire and be forever foreclosed and barred as of five o'clock (5 p.m.) on July 24, 2025 or 30 days after legal service of the Notice pursuant to OCGA 48-4-45 et seq., whichever date is later:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 185 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE West line of a twenty-six (26) acre tract, belonging now or formerly to John T. Carroll located in said Land Lot, which point is also on the East line of the farm tract now or formerly of S. E. Pharr, said beginning point being five hundred (500) feet South of the South side of a new public road which runs eastwardly and westwardly along the North side of said S. E. Pharr farm. and leading to the Tucker-Idlewood Road; thence running South along the line now or formerly between John T. Carroll and said Pharr farm one hundred (100) feet; thence West two hundred thirty (230) feet to the point of beginning.
ALSO: BEGINNING AT A POINT ON THE West line of a tract now or formerly of J. T. Carroll in said Land Lot which originally contained 26 acres, said beginning point being also on the East line of the farm tract now or formerly owned by S. E. Pharr now or formerly owned by J. T. Carroll, and said beginning point being located six hundred (600) feet South of the South side of a new public road which runs eastwardly and westwardly along the North side of the said S. E. Pharr farm now or formerly owned by J. T. Carroll and leads to the Tucker-Idlewood Public Road; thence South on said line now or formerly of J. T. Carroll one hundred (100) feet; thence East two hundred thirty (230) feet; thence North one hundred (100) feet; thence West two hundred thirty (230) feet to the point of beginning.
That property known as **++1930 PETERS ROAD++** according to the present system of numbering homes and having tax parcel identification number **18 185 08 044.**
The tax deed to which this notice relates is dated June 4, 2024, and is recorded in the Office of the Clerk of the Superior Court of DeKalb County, Georgia in Deed Book 31509 Page 609.
The property may be redeemed on or before the time and date stated above by payment of the redemption price as fixed and provided by law to the undersigned at the following address:
Wheel Properties, LLC
c/o Carolina D. Bryant Esq.
Ayoub, Mansour & Bryant, LLC
675 Seminole Avenue, Suite 301
Atlanta, Georgia 30307
404.892.2599
Please be governed accordingly.

350-499076 6/19,6/26,7/3,7/10
NOTICE OF FORECLOSURE OF RIGHT OF REDEMPTION

TO: Ingleside Land Company, or unnamed parties of record of occupants claiming any interest in the property described below not previously foreclosed.
Take notice that pursuant to O.C.G.A. section 48-4-45, the right to redeem the following described property together with all improvements thereon, to wit:
All that parcel of land being in Dekalb county described as follows: District 18, Land Lot 9, Deed Book 27239, Page 607. Plat and deed are a part hereof, excluding right-of-way and easements improved property known as **++319 3rd Avenue, Avondale Estates, GA 30002++** per records of the Dekalb County Tax Commissioner and Tax Assessors. Less and except all other parcels other than parcel 18-010-03-001 will expire and be forever foreclosed and barred on and after the 5th day of August, 2025. The tax deed to which this notice relates is dated 11/07/2018, and is recorded in the office of the Clerk of the Superior Court of Dekalb County, Georgia, in Deed Book 27239 at page 607.
The property may be redeemed at any time before the 5th day of August, 2025, by payment of the redemption price as fixed and provided by law to the undersigned at the following address: Darla Duvall (Doanes) 3400 Alcan Way, Tucker, GA 30084. 678-389-1775. Please be governed accordingly.

350-499077 6/19,6/26,7/3,7/10
NOTICE OF FORECLOSURE OF RIGHT OF REDEMPTION
STATE OF GEORGIA
COUNTY OF DEKALB

To:
1. All persons known or unknown who may claim an interest in property known as **343 Sterling Street;**
Resident/Tenant/Occupant;
Sterling Marquee Investments, LLC;
GITSIT Solutions, LLC;
Centinela Management, LLC;
City of Atlanta;
DeKalb County;
State of Georgia.

Take notice that: Pursuant to O.C.G.A. §48-4-45 and §48-4-46, the right to redeem the following described property, to wit:
Property Location: **++343 Sterling Street**
Map Reference No./Parcel No.: 15 209 04 057++
will expire and be forever foreclosed and barred on July 24, 2025. The tax deed to which this notice relates is dated June 04, 2024 and is recorded in the office of the Clerk of the Superior Court of Dekalb County, Georgia, in Deed Book 31509, Page 605.
The property may be redeemed at any time before the close of business on the aforementioned barment date, by payment of the redemption price as fixed and provided by law to Deed Co, LLC at the offices of W. Shannon Sams Law, PC at 4355 Cobb Pkwy, Ste. J-505, Atlanta, GA 30339.

350-499078 6/19,6/26,7/3,7/10
NOTICE OF SERVICE BY PUBLICATION
IN THE SUPERIOR COURT OF DEKALB COUNTY STATE OF GEORGIA
CORNERSTONE CAPITAL ADVISORS, LLC,
Petitioner,
v.
RAINBOW PARK BAPTIST CHURCH F/K/A KIRKWOOD BAPTIST CHURCH, et al.,
Respondents,
++CIVIL ACTION FILE NO. 25CV4299++

To: Any and all other possible and/or unknown parties who have or claim any possessory or adverse right, title or interest in **71 Doyle Street, Atlanta, Georgia.**
You are hereby notified that, pursuant to an Order Directing Service by Publication filed on June 11, 2025 ("Order") by the Hon. Stacey K. Hydrick, a Petition to Quiet Title ("Petition") in the above-referenced matter was filed by Cornerstone Capital Advisors, LLC ("Petitioner") on April 23, 2025 in the Superior Court of Dekalb County. The purpose of the Petition is to clear any claim of right, title or interest of subject property. You are hereby given notice of this action and directed to O.C.G.A. §9-11-4(f)(1)(C) which commands you to file with the Clerk of the Superior Court of Dekalb County and serve upon the Petitioner's attorney, Allie Jett, Jett Law Group, LLC, 2987 Clairmont Road, Suite 350, Atlanta, GA

30329, an Answer within sixty (60) days of the date of the Order referenced above.
WITNESS, the Honorable Stacey K. Hydrick of said Court.
S/
CLERK OF SUPERIOR COURT

Sheriff's Sale

360-497102 6/5,6/12,6/19,6/26
NOTICE OF JUDICIAL FORECLOSURE
State of Georgia
DeKalb County
Under and by virtue of O.C.G.A. § 44-3-220, et. seq., the Amended and Restated Declaration of Condominium for **The Woodlands Townhomes Homeowner's Association, Inc.** as may be amended from time to time (the "Declaration"), filed of record in the DeKalb County, Georgia land records, and by virtue of the Final Judgment of the DeKalb County Superior Court entered against KELLY MACLIN & SANDY D. MACLIN JR., dated 11/16/2024, in **Civil Action Number 24CV6760** and recorded in the DeKalb County Georgia records, there will be sold by the DeKalb County Sheriff's Office at public outcry to the highest bidder for cash before the courthouse door of DeKalb County, Georgia within the legal hours of sale on the first Tuesday in July 2025, to wit, July 1, 2025 the following described property:
All that tract or parcel of land lying and being in Land Lot 61, of the 15th District of DeKalb County, Georgia, and being lot 1, The Woodlands Townhomes Subdivision, as per plat recorded in Plat Book 136, Pages 74-78, DeKalb County Georgia Records, said plat is by this reference being incorporated herein and made a part hereof for a more complete description.
The Association is in possession of a Writ of Fieri Facias the total of which is valued at $6,315.98 as of the Court Order dated 1/8/2025 in regards to case number 24CV6760. Said debt is secured by the Association's lien and has been, and is hereby, declared due because of failure to pay the indebtedness as and when due and in the manner provided for the Declaration. Assessments, attorney's fees, costs, and interest continue to accrue and are also secured by the Association's lien. The debt remaining in default. This sale will be made for the purpose of paying same and all expenses of the sale, as provided in the Georgia Property Owners' Association Act, O.C.G.A. § 44-3-220, et seq., and the Declaration. The excess, if any, will be distributed to the person or persons legally entitled thereto.
To the best knowledge and belief of the undersigned, the party in possession of the Subject Property known as **3661 HARVEST DRIVE, DECATUR, GEORGIA 30034** is KELLY MACLIN & SANDY D. MACLIN JR.
Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien but not yet due and payable), (b) any superior security deed of record, (c) any matters which might be disclosed by an accurate survey and inspection of the property, (d) the Declaration, as amended, and (e) all matters of record superior to the lien first set out above, and any encumbrances, zoning ordinances, restrictions covenants and matters of record superior to the lien first set out above.
The sale will be conducted subject to (1) confirmation and audit of the status of the lien with the holder of the Order to foreclose. The DeKalb County Sheriff's Office makes no warranties whatsoever as to the above-described property. The DeKalb County Sheriff's Office specifically makes no warranty of title as to defects of title or survey or liens and encumbrances or other title defects in conjunction with the sale. The DeKalb County Sheriff's Office reserves the right to reject any and all bids made, regardless of the amount, for the purchase of the above-described property. Govern yourself accordingly.
The Woodlands Townhomes Homeowner's Association, Inc.
c/o
Cobb, Olson & Andrle LLC
Frank R. Olson –
GA Bar 553077
500 Sugar Mill Road,
Suite 160-B
Atlanta, GA 30350
(770) 450-6168
frolson@coalegal.com
++3661 HARVEST DRIVE, DECATUR, GEORGIA 30034 Civil Action Number 24CV6760/ MACLIN++

360-497103 6/5,6/12,6/19,6/26
Notice of Judicial Foreclosure
STATE OF GEORGIA
DEKALB COUNTY
Under and by virtue of O.C.G.A. § 44-3-232, the Amended and Restated Declaration of Covenants, Conditions, Restrictions, and Easements for **Brooke Ridge,** as may be amended (the "Declaration"), filed of record in the DeKalb County, Georgia records, and by virtue of the Court Order entered on February 16, 2024, there will be sold by the DeKalb County Sheriff's Office at public outcry to the highest bidder for cash before the Courthouse door of DeKalb County, Georgia within the legal hours of sale on the first Tuesday in July 2025, to wit, July 1, 2025 the following described property:
THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF GEORGIA, COUNTY OF DEKLAB, CITY OF DUNWOODY, AND IS DESCRIBED AS FOLLOWS:
ALL THAT PARCEL OFUNIT OF REAL PROPERTY LYING AND BEING IN LAND LOT 338 OF THE 6TH DISTRICT, OF FORMERLY MILTON, THEN FULTON AND NOW DEKALB COUNTY, GEORGIA, BEING UNIT 5285 OF 4455 DUNWOODY CLUB DRIVE AND BEING THE DWELLING KNOWN AS 5285 BROOKE RIDGE DRIVE, DUNWOODY, GEORGIA (THE "UNIT"), AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 4455 DUNWOODY CLUB DRIVE (THE "DECLARATION"), RECORDED APRIL 24, 1987 IN DEED BOOK 5808, PAGE 353, ET SEQ., DEKALB COUNTY, GEORGIA RECORDS, AS AMENDED AND AS MAY BE AMENDED, AND AS MORE PARTICULARLY DESCRIBED IN PLAT OF CAPTIONED PROPERTY BY PLANNERS & ENGINEERS COLLABORATIVE, RECORDED AT PLAT BOOK 85, PAGE 42 AND DEED BOOK 6363, PAGE 292, AFORESAID RECORDS.
PARCEL NUMBER(S): 06 -338 -05 0-15
The debt secured by the Association's lien, which totals $54,429.33 as of May 6, 2025 has been and is hereby declared due because of failure to pay the indebtedness as and when due and in the manner provided for in the Declaration. The debt remaining in default, this sale will be made for the purpose of paying same and all expenses of the sale, as provided in the Georgia Property Owners Association Act, O.C.G.A. § 44-3-232, et seq., and the Declaration (notice of attempt to collect attorney's fees having been given). The excess, if any, will be distributed to the person or persons legally entitled thereto.
To the best knowledge and belief of the undersigned, the party in possession of the Subject Property known as **5285 Brooke Ridge Drive, Dunwoody, Georgia 30338** is Semeeha Clark.
Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, (c) the Declaration, as amended, and (d) all matters of record superior to the association lien first set out above, including but not limited to the Closed-End Fixed Rate Home Equity Conversion Security Deed from Semeeha Clark to Mortgage Electronic Registration Systems, Inc. as Nominee for Lender Financial Freedom Acquisition LLC dated May 19, 2010, recorded in Deed Book 21984, Page 389, DeKalb County, Georgia records, assigned to Secretary of Housing and Urban Development via Assignment of Security Deed dated February 15, 2021, recorded in Deed Book 29242, Page 311, DeKalb County, Georgia records and Closed-End Fixed Rate Home Equity Conversion Second Security Deed from Semeeha Clark to the Secretary of Housing and Urban Development as Lender dated May 19, 2010, recorded in Deed Book 21984, Page 405, DeKalb County, Georgia rec and any encumbrances, zoning ordinances, restrictions, covenants and matters of record superior to the association's statutory lien first set out above.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the United States Bankruptcy Code, and (2) final confirmation and audit of the status of the lien with the holder of the Order to foreclose.
Brooke Ridge Townhouses and Cluster Homes Association, Inc.
c/o Miye Johnson Yi, Esq.
Winter Capriola Zenner, LLC
3490 Piedmont Rd., NE, Ste. 800
Atlanta, Georgia 30305
Phone: (404) 844-5700
Fax: (404) 844-5701
myi@wczlaw.com
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE
++5285 Brooke Ridge Drive, Dunwoody, Georgia 30338/CLARK++

360-497104 6/5,6/12,6/19,6/26
NOTICE OF JUDICIAL FORECLOSURE
State of Georgia
DeKalb County
Under and by virtue of O.C.G.A. § 44-3-220, et. seq., the Amended and Restated Declaration of Condominium for **Lenox Overlook Community** as may be amended from time to time (the "Declaration"), filed of record in the DeKalb County, Georgia land records, and by virtue of the Final Judgment of the DeKalb County Superior Court entered against SHARI LOFTLEY & PAUL R. LOFTLEY, dated 9/13/2024, in **Civil Action Number 23CV5388** and recorded in the DeKalb County Georgia records, there will be sold by the DeKalb County Sheriff's Office at public outcry to the highest bidder for cash before the courthouse door of DeKalb County, Georgia within the legal hours of sale on the first Tuesday in July 2025, to wit, July 1, 2025 the following described property:
All that tract or parcel of land lying and being in Land Lot 197, of the 18th District of DeKalb County, Georgia, and being lot 21, Lennox Overlook Subdivision,, as per plat recorded in Plat Book 220, Pages 3-10, DeKalb County Georgia Records, which recorded plat is incorporated herein by this reference and made a part hereof.
The Association is in possession of a Writ of Fieri Facias the total of which is valued at $31,308.53 as of the Court Order dated 9/13/2024 in regards to case number 23CV5388 Said debt is secured by the Association's lien and has been, and is hereby, declared due because of failure to pay the indebtedness as and when due and in the manner provided for the Declaration. Assessments, attorney's fees, costs, and interest continue to accrue and are also secured by the Association's lien. The debt remaining in default. This sale will be made for the purpose of paying same and all expenses of the sale, as provided in the Georgia Property Owners' Association Act, O.C.G.A. § 44-3-220, et seq., and the Declaration. The excess, if any, will be distributed to the person of persons legally entitled thereto.
To the best knowledge and belief of the undersigned, the party in possession of the Subject Property known as **1571 TRAILVIEW WAY NE, ATLANTA, GEORGIA 30329 i**s SHARI LOFTLEY & PAUL R. LOFTLEY.
Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien but not yet due and payable), (b) any superior security deed of record, (c) any matters which might be disclosed by an accurate survey and inspection of the property, (d) the Declaration, as amended, and (e) all matters of record superior to the lien first set out above, and any encumbrances, zoning ordinances, restrictions covenants and matters of record superior to the lien first set out above.
The sale will be conducted subject to (1) confirmation and audit of the status of the lien with the holder of the Order to foreclose. The DeKalb County Sheriff's Office makes no warranties whatsoever as to the above-described property. The DeKalb County Sheriff's Office specifically makes no warranty of title as to defects of title or survey or liens and encumbrances or other title defects in conjunction with the sale. The DeKalb County Sheriff's Office reserves the right to reject any and all bids made, regardless of the amount, for the purchase of the above-described property. Govern yourself accordingly.
Lenox Overlook Community
c/o Cobb, Olson & Andrle LLC
Frank R. Olson – GA Bar 553077
500 Sugar Mill Road, Suite 160-B
Atlanta, GA 30350
(770) 450-6168
frolson@coalegal.com
++1571 TRAILVIEW WAY NE, ATLANTA, GEORGIA 30329 Civil Action Number 23CV5388/ LOFTLEY++

360-497105 6/5,6/12,6/19,6/26
Notice of Judicial Foreclosure
STATE OF GEORGIA
DEKALB COUNTY
Under and by virtue of O.C.G.A. § 44-3-232, the Declaration of Covenants, Conditions and Restrictions for **Mountain Oaks,** as may be amended (the "Declaration"), filed of record in the DeKalb County, Georgia records, and by virtue of the Court Order dated September 18, 2024, there will be sold by the DeKalb County Sheriff's Office at public outcry to the highest bidder for cash before the Courthouse door of DeKalb County, Georgia within the legal hours of sale on the first Tuesday in July 2025, to wit, July 1, 2025 the following described property:
All that tract or parcel of land lying and being in Land Lot 25, 18th District, DeKalb County, Georgia, and being Lot 105, Block A, Mountain Oaks, Phase Three, Unit One, as per plat recorded in Plat Book 93, Page 56, DeKalb County, Georgia Records, which Plat is incorporated herein by reference for a more particular description and delineation of that lot dimension thereof as 654 Mountain Oaks Parkway according to the present numbering of houses in DeKalb County, Georgia.
The debt secured by the Association's lien, which totals $50,815.62 as of February 4, 2025, has been and is hereby declared due because of failure to pay the indebtedness as and when due and in the manner provided for in the Declaration. The debt remaining in default, this sale will be made for the purpose of paying same and all expenses of the sale, as provided in the Georgia Property Owners Association Act, O.C.G.A. § 44-3-220, et seq., and the Declaration (notice of attempt to collect attorney's fees having been given). The excess, if any, will be distributed to the person or persons legally entitled thereto.
To the best knowledge and belief of the undersigned, the party(ies) in possession of the Subject Property known as **654 Mountain Oaks Parkway, Stone Mountain GA 30087** is Ceasar Gaiters.
Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, (c) the Declaration, as amended, and (d) all matters of record superior to the condominium lien first set out above, including but not limited any encumbrances, zoning ordinances, restrictions, covenants and matters of record superior to the condominium lien first set out above. Upon a reasonable and diligent search, no security deeds were located that encumber said property.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the United States Bankruptcy Code, and (2) final confirmation and audit of the status of the lien with the holder of the Order to foreclose.
Mountain Oaks Community Association, Inc.
c/o Samuel O. Shoaga, Esq.
Lazega & Johanson LLC
P.O. Box 250800
Atlanta, GA 30325
(404) 350-1192
Fax: (404) 350-1193
SamuelS@LJLaw.com
Our File No. 2853F201/
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
++**654 Mountain Oaks Parkway/GAITERS++**

360-497106 6/5,6/12,6/19,6/26
NOTICE OF JUDICIAL FORECLOSURE SALE
STATE OF GEORGIA
DEKALB COUNTY
Under and by virtue of the Declaration of Covenants and Restrictions for the **Villas at Stonecrest** (the "Declaration"), filed of record in the DeKalb County, Georgia land records, O.C.G.A. 9-13-10, and by virtue of the Court Order dated December 19, 2024, in the Superior Court of Dekalb County, Case No. 24CV6984 and Writ of Fieri Facias recorded on December 30, 2024, Lien Book 2799, Page 55, there will be sold by the DeKalb County Sheriff's Office at public outcry to the highest bidder for cash before the Courthouse door of DeKalb County, Georgia within the legal hours of sale on the first Tuesday in July 2025, to wit, July 1, 2025, the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 138, THE 16TH DISTRICT, DEKALB COUNTY, GEORGIA, AND BEING IN LOT 61, THE VILLAS OF STONECREST (PHASE III) SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 140, PAGE(S) 97-99 DEKALB COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE.
The Association is in possession of a Writ of Fieri Facias the total of which was valued at $8,434.26 as of the Court Order dated December 19, 2024. Said debt is secured by the Association's lien and has been, and is hereby, declared due because of failure to pay the indebtedness as and when due and in the manner provided for in the Declaration. Assessments, late fees, attorney's fees, costs, and interest continue to accrue and are also secured by the Association's lien. The debt remaining in default, this sale will be made for the purpose of paying same and all expenses of the sale, as provided in the Declaration. The excess, if any, will be distributed to the person or persons legally entitled thereto.
To the best knowledge and belief of the undersigned, the party in possession of the Subject Property known as **6689 Evans Trace, Lithonia, Georgia 30038** is Benjamin Asirifi.
Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien but not yet due and payable), (b) any superior security deed of record (c) any matters which might be disclosed by an accurate survey and inspection of the property, (d) the Declaration, as amended, and (e) all matters of record superior to the lien first set out above, and any encumbrances, zoning ordinances, restrictions, covenants and matters of record superior to the lien first set out above.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the United States Bankruptcy Code, and (2) final confirmation and audit of the status of the lien with the holder of the Order to foreclose.
The Villas at Stonecrest Homeowners Association, Inc.
c/o Lueder, Larkin & Hunter, LLC
ATTN: Brittany R. Brock
5900 Windward Parkway, Suite 390
Alpharetta, Georgia 30005
Phone: (770) 685-7000
Fax: (770) 685-7002
Bbrock@luederlaw.com
++6689 Evans Trace, Lithonia, Georgia 30038 Our File No. CA-807-2002/Asirifi++
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

360-497107 6/5,6/12,6/19,6/26
NOTICE OF JUDICIAL FORECLOSURE
STATE OF GEORGIA
DEKALB COUNTY
Under and by virtue of O.C.G.A. § 44-3-109, et. seq., the Declaration of Conditions, Covenants, Restrictions and Easements for **Park Plaza**, as may be amended from time to time (the "Declaration"), filed of record in the DeKalb County, Georgia land records, and by virtue of the Final Order and Judgment of the DeKalb County Superior Court entered against A1 Dental Lab, LLC, dated November 12, 2024, in **Civil Action Number 23CV2276** and recorded in the DeKalb County Georgia records, there will be sold by the DeKalb County Sheriff's Office at public outcry to the highest bidder for cash before the courthouse door of DeKalb County, Georgia within the legal hours of sale on the first Tuesday in July 2025, to wit, July 1, 2025 the following described property:
All that tract or parcel of land lying and being in Land Lot 251 of the 15th District, DeKalb County, Georgia, and being Unit 4298, Suite D, Memorial Drive, Units of Park Plaza, a Condominium, as shown on a Plat of Survey dated January 28, 1982, made by Travis Pruitt & Associates, PC, Registered Professional Engineers and Surveyors which plat is recor-

ded in Condominium Plat Book 4, page 128, DeKalb County, Georgia records, together with all right, title and interest of the party of the first part in said Unit and the appurtenances thereto under the Declaration of Conditions, Covenants, Restrictions and Easements for Park Plaza, dated April 20, 1981 recorded in Deed Book 4454, page 286, DeKalb County, Georgia records, as amended by amendments thereto are, by reference, incorporated herein and made a part hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, an undivided interest in the common area of Park Plaza as the same is defined in said Declaration.

The debt secured by the Association's lien, which totals $11,516.04 as of May 6, 2025, plus post-judgment interest through July 1, 2025, of $615.04 has been and is hereby declared due because of failure to pay the indebtedness as and when due and in the manner provided for in the Declaration. The debt remaining in default, this sale will be made for the purpose of paying same and all expenses of the sale, as provided in O.C.G.A. § 44-3-109, et seq., and the Declaration (notice of attempt to collect attorney's fees having been given). The excess, if any, will be distributed to the person or persons legally entitled thereto.

To the best of knowledge and belief of the undersigned, the parties in possession of the Subject Property known as **4298 Memorial Drive, Unit D, Decatur, Georgia 30332** is A1 Dental Lab, LLC.

Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, (c) the Declaration, as amended from time to time, and (d) all matters of record superior to the association lien first set out above, including but not limited to any encumbrances, zoning ordinances, restrictions, covenants and matters of record superior to the association lien first set out above.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the United States Bankruptcy Code, and (2) final confirmation and audit of the status of the lien with the holder of the Order to foreclose.

Park Plaza Condominium Association, Inc.
c/o Skip Breeden, Esq.
Dorough & Dorough, LLC
160 Clairemont Avenue, Suite 650
Decatur, Georgia 30030
Phone: (404) 687-9977
Fax: (404) 687-0011
rdb@dorough.com
Our File No. 3721-171.

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

++4298 Memorial Drive, Unit D, Decatur, Georgia 30332 Civil Action Number 23CV2276/A1 Dental Lab, LLC.++

360-497108 6/5,6/12,6/19,6/26

Notice of Judicial Foreclosure

STATE OF GEORGIA
DEKALB COUNTY

Under and by virtue of O.C.G.A. § 44-3-109, the Declaration of Condominium for **Fairington Club Condominium,** as may be amended (the "Declaration"), filed of record in the DeKalb County, Georgia records, and by virtue of the Court Order entered on February 29, 2024, there will be sold by the DeKalb County Sheriff's Office at public outcry to the highest bidder for cash before the Courthouse door of DeKalb County, Georgia within the legal hours of sale on the first Tuesday in July 2025, to wit, July 1, 2025 the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 74 OF THE 16TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING ALL OF UNIT 1204, BUILDING 1, ON AS-BUILT SITE PLAN OF FAIRINGTON CLUB CONDOMINIUMS, A CONDOMINIUM PREPARED BY TRAVIS PRUITT & ASSOCIATES, INC., CERTIFIED BY RICKY E. GIFFORD, REGISTERED LAND SURVEYOR #3025, DATED 01//02/2007 AND RECORDED IN CONDOMINIUM PLAT BOOK 191, PAGES 33-35, DEKALB COUNTY, GEORGIA RECORDS, TOGETHER WITH ITS APPURTENANT PERCENTAGE OF UNDIVIDED INTEREST IN THE COMMON AREAS AND FACILITIES OF SAID FAIRINGTON CLUB CONDOMINIUMS, AS PROVIDED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR FAIRINGTON CLUB CONDOMINIUMS, DATED 6/13/07, AND RECORDED IN DEED BOOK 20195, PAGE 579, AND FLOOR PLAN BOOK 192, PAGES 63-69, DEKALB COUNTY, GEORGIA RECORDS, AS AMENDED, WHICH PLAT PLANS AND DECLARATION AND ALL RECORDED AMENDMENTS THERETO ARE, BY REFERENCE, INCORPORATED HEREIN AND MADE A PART HEREOF. BEING ALL THE SAME PROPERTY AS CONVEYED BY LIMITED WARRANTY DEED FROM ANDREW BLOCK & ASSOCIATES, AS RECEIVER FOR WALDROP PARTNERSHIP, LL TO NEW HOME, LLC, DATED APRIL 22, 2011, AS FILED IN DEED BOOK 22457, PAGE 417, AFORESAID RECORDS.
PARCEL#: 16-074-18-008
KNOWN AS: 1204 FAIRINGTON CLUB DRIVE, LITHONIA, GA

The debt secured by the Association's lien, which totals $15,092.94 as of May 6, 2025 has been and is hereby declared due because of failure to pay the indebtedness as and when due and in the manner provided for in the Declaration. The debt remaining in default, this sale will be made for the purpose of paying same and all expenses of the sale, as provided in the Georgia Condominium Act, O.C.G.A. § 44-3-109, et seq., and the Declaration (notice of attempt to collect attorney's fees having been given). The excess, if any, will be distributed to the person or persons legally entitled thereto.

To the best knowledge and belief of the undersigned, the party in possession of the Subject Property known as **1204 Fairington Club Drive, Lithonia, Georgia 30038** is Dalles Hancock.

Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, (c) the Declaration, as amended, and (d) all matters of record superior to the association lien first set out above, including but not limited to the Security Deed from Dalles Hancock to Mortgage Electronic Registration Systems, Inc. as nominee for Lender Southeast Mortgage of Georgia, Inc. dated March 10, 2022, recorded in Deed Book 30217, Page 377 and any encumbrances, zoning ordinances, restrictions, covenants and matters of record superior to the association's statutory lien first set out above.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the United States Bankruptcy Code, and (2) final confirmation and audit of the status of the lien with the holder of the Order to foreclose.

Fairington Club Condominium Association, Inc.
c/o Miye Johnson Yi, Esq.
Winter Capriola Zenner, LLC
3490 Piedmont Rd., NE, Ste. 800
Atlanta, Georgia 30305
Phone: (404) 844-5700
Fax: (404) 844-5701
myi@wczlaw.com

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

++1204 Fairington Club Drive, Lithonia, Georgia 30038 /HANCOCK++

360-497109 6/5,6/12,6/19,6/26

Notice of Judicial Foreclosure

STATE OF GEORGIA
DEKALB COUNTY

Under and by virtue of O.C.G.A. § 44-3-109, the Declaration of Condominium for **Fairington Club Condominium,** as may be amended (the "Declaration"), filed of record in the DeKalb County, Georgia records, and by virtue of the Court Order entered on March 1, 2023, there will be sold by the DeKalb County Sheriff's Office at public outcry to the highest bidder for cash before the Courthouse door of DeKalb County, Georgia within the legal hours of sale on the first Tuesday in July 2025, to wit, July 1, 2025 the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 74 OF THE 16TH DISTRICT OF DEKALB COUNTY, GEORGIA, BEING UNIT 4102, BLDG 4, FAIRINGTON CLUB CONDOMINIUM, AS PER PLAT RECORDED IN PLAT BOOK 191, PAGES 33-35, DEKALB COUNTY RECORDS, AND SUBJECT TO THE CERTAIN DECLARATION OF CONDOMINIUM FOR FAIRINGTON CLUB CONDOMINIUM, FILED FOR RECORD AUGUST 6, 2007, AT DEED BOOK 20195, PAGE 579, DEKALB COUNTY RECORDS, WHICH DECLARATION MAY BE AMENDED FROM TIME TO TIME AND WHICH TERMS AND CONDITIONS ARE INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

THIS PROPERTY IS CONVEYED SUBJECT TO ALL EASEMENTS FOR ROADS AND UTILITIES IN USE OR OF RECORD.

The debt secured by the Association's lien, which totals $31,645.23 as of May 13, 2025 has been and is hereby declared due because of failure to pay the indebtedness as and when due and in the manner provided for in the Declaration. The debt remaining in default, this sale will be made for the purpose of paying same and all expenses of the sale, as provided in the Georgia Condominium Act, O.C.G.A. § 44-3-109, et seq., and the Declaration (notice of attempt to collect attorney's fees having been given). The excess, if any, will be distributed to the person or persons legally entitled thereto.

To the best knowledge and belief of the undersigned, the party in possession of the Subject Property known as **4102 Fairington Club Drive, Lithonia, Georgia 30038** is Craig A. Martin a/k/a Craig A. Martin, II.

Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, (c) the Declaration, as amended, and (d) all matters of record superior to the association lien first set out above, and any encumbrances, zoning ordinances, restrictions, covenants and matters of record superior to the association's statutory lien first set out above.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the United States Bankruptcy Code, and (2) final confirmation and audit of the status of the lien with the holder of the Order to foreclose.

Fairington Club Condominium Association, Inc.
c/o Miye Johnson Yi, Esq.
Winter Capriola Zenner, LLC
3490 Piedmont Rd., NE, Ste. 800
Atlanta, Georgia 30305
Phone: (404) 844-5700
Fax: (404) 844-5701
myi@wczlaw.com

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

++4102 Fairington Club Drive/ MARTIN++

360-497111 6/5,6/12,6/19,6/26

NOTICE OF JUDICIAL FORECLOSURE

State of Georgia
DeKalb County

Under and by virtue of O.C.G.A. § 44-3-220, et. seq., the Amended and Restated Declaration of Condominium for **Rockbridge Park** as may be amended from time to time (the "Declaration"), filed of record in the DeKalb County, Georgia land records, and by virtue of the Final Judgment of the DeKalb County Superior Court entered against BENJAMIN JOHN SMITH, JR. dated 1/18/2025, in **Civil Action Number 24CV5199** and recorded in the DeKalb County Georgia records, there will be sold by the DeKalb County Sheriff's Office at public outcry to the highest bidder for cash before the courthouse door of DeKalb County, Georgia within the legal hours of sale on the first Tuesday in July 2025, to wit, July 1, 2025 the following described property:

That certain condominium unit in land lot 10, of the 18th district of DeKalb County, Georgia, and being identified and depicted as Unit 211 on that certain site plan for Rockbridge Park Condominiums, recorded in Condominium Plat Book 7, Page 12, DeKalb County records, together with all right, title and interest of grantor in the Unit and the Appurtenances thereto under that certain Declaration of Rockbridge park Condominiums recorded in Deed Book 5827, Page 390, DeKalb County records, said declaration including all exhibits thereto and interest herein conveyed includes without limiting the generality of the forgoing, the undivided percentage interest in the common elements of Rockbridge Park Condominiums, appurtenant to the Unit as the same specified in the Declaration.

The Association is in possession of a Writ of Fieri Facias the total of which is valued at $9,736.43 as of the Court Order dated 2/25/2025 in regards to case number 24CV5199. Said debt is secured by the Association's lien and has been, and is hereby, declared due because of failure to pay the indebtedness as and when due and in the manner provided for the Declaration. Assessments, attorney's fees, costs, and interest continue to accrue and are also secured by the Association's lien. The debt remaining in default. This sale will be made for the purpose of paying same and all expenses of the sale, as provided in the Georgia Property Owners' Association Act, O.C.G.A. § 44-3-220, et seq., and the Declaration. The excess, if any, will be distributed to the person of persons legally entitled thereto.

To the best knowledge and belief of the undersigned, the party in possession of the Subject Property known as **211 COBBLESTONE TRAIL, AVONDALE ESTATES, GEORGIA 30002** is BENJAMIN JOHN SMITH, JR.

Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien but not yet due and payable), (b) any superior security deed of record, (c) any matters which might be disclosed by an accurate survey and inspection of the property, (d) the Declaration, as amended, and (e) all matters of record superior to the lien first set out above, and any encumbrances, zoning ordinances, restrictions covenants and matters of record superior to the lien first set out above.

The sale will be conducted subject to (1) confirmation and audit of the status of the lien with the holder of the Order to foreclose. The DeKalb County Sheriff's Office makes no warranties whatsoever as to the above-described property. The DeKalb County Sheriff's Office specifically makes no warranty of title as to defects of title or survey or liens and encumbrances or other title defects in conjunction with the sale. The DeKalb County Sheriff's Office reserves the right to reject any and all bids made, regardless of the amount, for the purchase of the above-described property. Govern yourself accordingly.

Rockbridge Park Condominium Association, Inc.
c/o Cobb, Olson & Andrle LLC
Frank R. Olson – GA Bar 553077
500 Sugar Mill Road, Suite 160-B
Atlanta, GA 30350
(770) 450-6168
frolson@coalegal.com

++Civil Action Number 24CV5199/SMITH++

360-497112 6/5,6/12,6/19,6/26

NOTICE OF JUDICIAL FORECLOSURE

State of Georgia
DeKalb County

Under and by virtue of O.C.G.A. § 44-3-220, et. seq., the Amended and Restated Declaration of Condominium for **Dogwood Manor Estates Homeowners Association, Inc.** as may be amended from time to time (the "Declaration"), filed of record in the DeKalb County, Georgia land records, and by virtue of the Final Judgment of the DeKalb County Superior Court entered against TYRONE SMITH & WILLIE JAMES SWAIN II, dated 3/14/2024 in **Civil Action Number 23CV9743** and recorded in the DeKalb County Georgia records, there will be sold by the DeKalb County Sheriff's Office at public outcry to the highest bidder for cash before the courthouse door of DeKalb County, Georgia within the legal hours of sale on the first Tuesday in July 2025, to wit, July 1, 2025 the following described property:

All that tract or parcel of land lying and being in Land Lots 31 & 32, of the 15th District of DeKalb County, Georgia, and being lot 15 Block A of Dogwood Cove, Phase II, according to Plat Book 160, Page 47, DeKalb County Georgia Records, which plat is incorporated herein and made a part hereof by reference thereto.

The Association is in possession of a Writ of Fieri Facias the total of which is valued at $6,841.34 as of the Court Order dated 6/26/2024 in regards to case number 23CV9743 Said debt is secured by the Association's lien and has been, and is hereby, declared due because of failure to pay the indebtedness as and when due and in the manner provided for the Declaration. Assessments, attorney's fees, costs, and interest continue to accrue and are also secured by the Association's lien. The debt remaining in default. This sale will be made for the purpose of paying same and all expenses of the sale, as provided in the Georgia Property Owners' Association Act, O.C.G.A. § 44-3-220, et seq., and the Declaration. The excess, if any, will be distributed to the person of persons legally entitled thereto.

To the best knowledge and belief of the undersigned, the party in possession of the Subject Property known as **4571 MOSSEY DRIVE, LITHONIA, GEORGIA 30038** is TYRONE SMITH & WILLIE JAMES SWAIN II.

Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien but not yet due and payable), (b) any superior security deed of record, (c) any matters which might be disclosed by an accurate survey and inspection of the property, (d) the Declaration, as amended, and (e) all matters of record superior to the lien first set out above, and any encumbrances, zoning ordinances, restrictions covenants and matters of record superior to the lien first set out above.

The sale will be conducted subject to (1) confirmation and audit of the status of the lien with the holder of the Order to foreclose. The DeKalb County Sheriff's Office makes no warranties whatsoever as to the above-described property. The DeKalb County Sheriff's Office specifically makes no warranty of title as to defects of title or survey or liens and encumbrances or other title defects in conjunction with the sale. The DeKalb County Sheriff's Office reserves the right to reject any and all bids made, regardless of the amount, for the purchase of the above-described property. Govern yourself accordingly.

Dogwood Manor Estates Homeowners Association, Inc.
c/o Cobb, Olson & Andrle LLC
Frank R. Olson – GA Bar 553077
500 Sugar Mill Road, Suite 160-B
Atlanta, GA 30350
(770) 450-6168
frolson@coalegal.com

++4571 MOSSEY DRIVE, LITHONIA, GEORGIA 30038 Civil Action Number 23CV9743/SMITH/ SWAIN++

360-497113 6/5,6/12,6/19,6/26

NOTICE OF JUDICIAL FORECLOSURE

State of Georgia
DeKalb County

Under and by virtue of O.C.G.A. § 44-3-220, et. seq., the Amended and Restated Declaration of Condominium for **Embry Crossing Condominium Association, Inc.** as may be amended from time to time (the "Declaration"), filed of record in the DeKalb County, Georgia land records, and by virtue of the Final Judgment of the DeKalb County Superior Court entered against NAGHMEH MAJDI & MIKAEL OLIVER, dated 1/24/2025, in **Civil Action Number 24CV8620** and recorded in the DeKalb County Georgia records, there will be sold by the DeKalb County Sheriff's Office at public outcry to the highest bidder for cash before the courthouse door of DeKalb County, Georgia within the legal hours of sale on the first Tuesday in July 2025, to wit, July 1, 2025 the following described property:

All that tract or parcel of land lying and being in Land Lot 155, of the 18th District of DeKalb County, Georgia, and being lot 30, Buckhead Valley Subdivision, as per plat recorded in Plat Book 126, Page 44, DeKalb County Georgia Records, which recorded plat is incorporated herein by this reference and made a part of this description. Said property being known as 1788 Buckhead Valley Lane NE, according to the present system of numbering in DeKalb County, Georgia.

The Association is in possession of a Writ of Fieri Facias the total of which is valued at $8,189.36 as of the Court Order dated 2/24/2025 in regards to case number 24CV8620. Said debt is secured by the Association's lien and has been, and is hereby, declared due because of failure to pay the indebtedness as and when due and in the manner provided for the Declaration. Assessments, attorney's fees, costs, and interest continue to accrue and

are also secured by the Association's lien. The debt remaining in default. This sale will be made for the purpose of paying same and all expenses of the sale, as provided in the Georgia Property Owners' Association Act, O.C.G.A. § 44-3-220, et seq., and the Declaration. The excess, if any, will be distributed to the person of persons legally entitled thereto.
To the best knowledge and belief of the undersigned, the party in possession of the Subject Property known as **3541 Old Chamblee Tucker Road, Atlanta, Georgia 30340** is NAGHMEH MAJDI & MIKAEL OLIVER.
Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien but not yet due and payable), (b) any superior security deed of record, (c) any matters which might be disclosed by an accurate survey and inspection of the property, (d) the Declaration, as amended, and (e) all matters of record superior to the lien first set out above, and any encumbrances, zoning ordinances, restrictions covenants and matters of record superior to the lien first set out above.
The sale will be conducted subject to (1) confirmation and audit of the status of the lien with the holder of the Order to foreclose. The DeKalb County Sheriff's Office makes no warranties whatsoever as to the above-described property. The DeKalb County Sheriff's Office specifically makes no warranty of title as to defects of title or survey or liens and encumbrances or other title defects in conjunction with the sale. The DeKalb County Sheriff's Office reserves the right to reject any and all bids made, regardless of the amount, for the purchase of the above-described property. Govern yourself accordingly.
Embry Crossing Condominium Association, Inc.
c/o Cobb, Olson & Andrle LLC
Frank R. Olson – GA Bar 553077
500 Sugar Mill Road, Suite 160-B
Atlanta, GA 30350
(770) 450-6168
frolson@coalegal.com
++3541 Old Chamblee Tucker Road, Atlanta, Georgia 30340 Civil Action Number 24CV8620/OLIVER++

Trade Name

370-496907 6/12,6/19
AFFIDAVIT FOR REGISTRATION OF TRADE NAME
State of Georgia, County of DeKalb
The undersigned hereby certifies that they are conducting a business in the City of Decatur, County of DeKalb, at 2262 Dartford Dr., Dunwoody, GA 30338, in the State of Georgia, under the name **++Happy Home Pressure Washing++**. Said business is registered under WadLay Ventures and Services LLC, 2262 Dartford Dr., Dunwoody, GA 30338.
This affidavit is made in compliance with GA Code Annotated, Title 10, Chapter 1, Section 490.
Patrick R. Wadkins
Applicant/ Owner
Sworn to and subscribed this 3rd day of June, 2025.
Instrument number
2025TN00273
Filed 6/4/2025
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

370-496933 6/12,6/19
AFFIDAVIT FOR REGISTRATION OF TRADE NAME
State of Georgia, County of DeKalb
The undersigned hereby certifies that they are conducting a business in the City of Decatur, County of DeKalb, at 1145 Evangeline Rd., Decatur, GA 30035, in the State of Georgia, under the name **++Natural Whimsy++**. Said business is registered under R&R Shop Designs LLC, 1145 Evangeline Rd., Decatur, GA 30035.
This affidavit is made in compliance with GA Code Annotated, Title 10, Chapter 1, Section 490.
Shar Dallis
Applicant/ Owner
Sworn to and subscribed before me, this 7th day of May, 2025.
Instrument number
2025TN00230
Filed 5/13/2025
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

370-496934 6/12,6/19
AFFIDAVIT FOR REGISTRATION OF TRADE NAME
State of Georgia, County of DeKalb
The undersigned hereby certifies that they are conducting a business in the City of Atlanta, County of DeKalb, at 1307 Lochland Ct., SE, Atlanta, GA 30316, in the State of Georgia, under the name **++In Play Atlanta++**. Said business is registered under Katherine Daher, 1307 Lochland Ct. SE, Atlanta, GA 30316.
This affidavit is made in compliance with GA Code Annotated, Title 10, Chapter 1, Section 490.
Katherine B. Daher
Applicant/ Owner
Sworn to and subscribed before me, this 22nd day of May, 2025.
Instrument number
2025TN00264
Filed 5/29/2025
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

370-496935 6/12,6/19
AFFIDAVIT FOR REGISTRATION OF TRADE NAME
State of Georgia, County of DeKalb
The undersigned hereby certifies that they are conducting a business in the City of Stonecrest, County of DeKalb, at 6792 Tribble Street. STE #18, in the State of Georgia, under the name **++Centipede Auto Group++**. Said business is registered under Centipede Solutions, Inc, 6792 Tribble Street, STE #18, Stonecrest, GA 30058.
This affidavit is made in compliance with GA Code Annotated, Title 10, Chapter 1, Section 490.
Najja Hatchett
Applicant/ Owner
Sworn to and subscribed before me, this 7th day of May, 2025.
Instrument number
2025TN00238
Filed 5/13/2025
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

370-496936 6/12,6/19
AFFIDAVIT FOR REGISTRATION OF TRADE NAME
State of Georgia, County of DeKalb
The undersigned hereby certifies that they are conducting a business in the City of Decatur, County of DeKalb, at 162 Mead Rd., Decatur, GA 30030, in the State of Georgia, under the name **++Soccer 5 Atlanta++**. Said business is registered under MeadOak1, LLC, 162 Mead Road, Decatur, GA 30030.
This affidavit is made in compliance with GA Code Annotated, Title 10, Chapter 1, Section 490.
Shannon Bauman
Applicant/ Owner
Sworn to and subscribed before me, this 22nd day of May, 2025.
Instrument number
2025TN00258
Filed 5/22/2025
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

370-496937 6/12,6/19
AFFIDAVIT FOR REGISTRATION OF TRADE NAME
State of Georgia County of DeKalb
The undersigned hereby certifies that they are conducting a business in the City of Chamblee, County of DeKalb, at 3367 W. Hospital Ave., Chamblee, GA 30341, in the State of Georgia, under the name **++Notable Roasting++**. Said business is registered under Caption Coffee Roasters, LLC, 44 Russell St. NE, Atlanta, GA 30317.
This affidavit is made in compliance with GA Code Annotated, Title 10, Chapter 1, Section 490.
Michael Doster
Applicant/ Owner
Sworn to and subscribed before me, this 16th day of May, 2025.
Instrument number
2025TN00276
Filed 6/4/2025
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

370-496938 6/12,6/19
AFFIDAVIT FOR REGISTRATION OF TRADE NAME
State of Georgia, County of DeKalb
The undersigned hereby certifies that they are conducting a business in the City of Tucker, County of DeKalb, at 3168 Woodlynne Way, Doraville, GA 30340, in the State of Georgia, under the name **++PrivateEYE++**. Said business is registered under Private Eye LLC., 3168 Woodlynne Way, Doraville, GA 30340.
This affidavit is made in compliance with GA Code Annotated, Title 10, Chapter 1, Section 490.
Russell Derrick McLeod
Applicant/ Owner
Sworn to and subscribed before me, this 30th day of May, 2025.
Instrument number
2025TN00278
Filed 6/4/2025
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

370-496952 6/12,6/19
AFFIDAVIT FOR REGISTRATION OF TRADE NAME
State of Georgia, County of DeKalb
The undersigned hereby certifies that they are conducting a business in the City of Decatur, County of DeKalb, at 115 Sycamore Street, Decatur, GA 30030, in the State of Georgia, under the name **++Belén Bistro + Market Argentina++**. Said business is registered under Espinaler USA, L.L.C., 401 Moreland Avenue NE, Atlanta, GA 30307.
This affidavit is made in compliance with GA Code Annotated, Title 10, Chapter 1, Section 490.
Humberto Bermudez
Applicant/ Owner
Sworn to and subscribed, before me this 13th day of May, 2025.
Instrument number
2025TN00254
Filed 5/21/2025
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

370-496958 6/19,6/26
AFFIDAVIT FOR REGISTRATION OF TRADE NAME
State of Georgia, County of DeKalb
The undersigned hereby certifies that they are conducting a business in the City of Atlanta, County of DeKalb, at 1242 Fleetwood Dr. SE, Atlanta, GA 30316, in the State of Georgia, under the name **++Eco Waste Georgia++**. Said business is registered under TMIG, Inc., 5090 Merton Ln. NE, Marietta, GA 30068.
This affidavit is made in compliance with GA Code Annotated, Title 10, Chapter 1, Section 490.
David J. Morgan
Applicant/ Owner
Sworn to and subscribed before me, this 6th day of May, 2025.
Instrument number
2025TN00234
Filed 5/15/2025
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

370-497961 6/19,6/26
AFFIDAVIT FOR REGISTRATION OF TRADE NAME
State of Georgia, County of DeKalb
The undersigned hereby certifies that they are conducting a business in the City of Stone Mountain, County of DeKalb, at 4169 Rue Saint Gremain, Stone Mountain, GA 30083, in the State of Georgia, under the name **++Innosswear++**. Said business is registered under Inocent Igirabuntu, 4169 Rue Saint Germain, Stone Mountain, GA 30083.
This affidavit is made in compliance with GA Code Annotated, Title 10, Chapter 1, Section 490.
Inocent Igirabuntu
Applicant/ Owner
Sworn to and subscribed this 24th day of March, 2025.
Instrument number
2025TN00256
Filed 5/21/2025
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

370-497962 6/19,6/26
AFFIDAVIT FOR REGISTRATION OF TRADE NAME
State of Georgia, County of DeKalb
The undersigned hereby certifies that they are conducting a business in the City of Atlanta, County of DeKalb, at 1429 N. AAmanda Circle NE, Atlanta, GA 30329, in the State of Georgia, under the name **++SnackRight ATL++**. Said business is registered under Germanic Holdings 1898 LLC, 1429 N. Amanda Cir., Atlanta, GA 30329.
This affidavit is made in compliance with GA Code Annotated, Title 10, Chapter 1, Section 490.
Robert Nuttall
Applicant/ Owner
Sworn to and subscribed, before me this 27th day of May, 2025.
Instrument number
2025TN00265
Filed 5/29/2025
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

370-497984 6/19,6/26
AFFIDAVIT FOR REGISTRATION OF TRADE NAME
State of Georgia, County of DeKalb
The undersigned hereby certifies that they are conducting a business in the City of Stonecrest, County of DeKalb, at 3322 Hunters Hill Drive, Stonecrest, GA 30038, in the State of Georgia, under the name **++Coupled In Christ++**. Said business is registered under Wells Family Initiatives LLC, 3322 Hunters Hill Drive, Stonecrest, GA 30038.
This affidavit is made in compliance with GA Code Annotated, Title 10, Chapter 1, Section 490.
Andrew D. Wells
Applicant/ Owner
Sworn to and subscribed before me, this 19th day of May, 2025.
Instrument number
2025TN00261
Filed 5/23/2025
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

370-498003 6/19,6/26
AFFIDAVIT FOR REGISTRATION OF TRADE NAME
State of Georgia, County of DeKalb
The undersigned hereby certifies that they are conducting a business in the City of Tucker, County of DeKalb, at 3168 Woodlynne Way, Doraville, GA 30340, in the State of Georgia, under the name **++PrivateEYE Surgical Services++**. Said business is registered under Private Eye LLC., 3168 Woodlynne Way, Doraville, GA 30340.
This affidavit is made in compliance with GA Code Annotated, Title 10, Chapter 1, Section 490.
Russell Derrick McLeod
Applicant/ Owner
Sworn to and subscribed before me, this 30th day of May, 2025.
Instrument number
2025TN00280
Filed 6/4/2025
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

370-498018 6/12,6/19
APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME
TN:2025TN00214
Filed on:05/08/2025
STATE OF GEORGIA
COUNTY OF DEKALB
The undersigned hereby certifies that it is conducting a business in the City of Atlanta, County of Dekalb, State of Georgia under the name of: **++South College - Atlanta++** and that the nature of the business is Private University and that said business is composed of the following: (Limited Liability)Business address:
South College of Georgia, LLC
2600 Century Parkway NE, Suite 110
Atlanta, GA 30345
This affidavit is made in compliance with Georgia Code Annotated Title-10 Chapter-1 Section-490

370-499073 6/19,6/26
AFFIDAVIT FOR REGISTRATION OF TRADE NAME
State of Georgia, County of DeKalb
The undersigned hereby certifies that they are conducting a business in the City of Atlanta, County of DeKalb, at 1516 Briarvista Way NE Atlanta, GA 30329, in the State of Georgia, under the name **++Pithy Marking++**. Said business is registered under Noend Production LLC, 1516 Briarvista Way NE Atlanta, GA 30329.
This affidavit is made in compliance with GA Code Annotated, Title 10, Chapter 1, Section 490.
Aditya Naganna
Applicant/ Owner
Sworn to and subscribed this 4/23/2025
Ronak Patel
Instrument number
2025TN00196
Filed 4/23/2025
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

Zoning Matters

380-499074 6/19
ZONING NOTICE
Notice is hereby given that the DeKalb County Planning Commission
will hold an online public hearing for the following applications on the following date:
++Sketch Plat Meeting Date-Wednesday, July 23, 2025 @6:00pm++
This meeting will be held via Zoom Join from PC, Mac, Linux, iOS or Android: https://dekalbcountyga.zoom.us/j/86330344636
Or Telephone: USA 888-270-9936 (US Toll Free)
Conference code: 691303

Meeting participant's or caller's phone numbers may be displayed to the public viewing or participating in the online meeting.

Citizens may also email documents for inclusion into the official record by submitting such materials by
5:30 pm three (3) business days prior to the meeting date.

Email the DeKalb County Department of Planning and Sustainability at plansustain@DeKalbcountyga.gov

AGENDA

NEW CASE(S):

N1. ROBERT MANOR
#P-Plat 1247029 Commission District 4 Super District 6
18 047 21 001
459 Ohm Avenue
Scottdale, GA 30079
Application request by W. Barry Dunlop for a subdivision of approximately 1.05 acres to construct three (3) single-family detached dwellings. The subject property is located in the R-75 (Residential Medium Lot-75) Zoning District and Tier 2 of the Scottdale Overlay District and is nearest to the intersection of Booker Avenue and Robinson Avenue.

N3. CHAMPION'S RUN – PHASE 2 RNC
#P-Plat 1246254 Commission District 5 Super District 7
16 229 01 182
8682 Pleasant Hill Way
Lithonia, GA 30058

Application request by Kristal Riggins/PEC+ for a major subdivision of approximately 84.52 acres to construct up to 176 single-family detached dwellings. The subject property is located in the RNC (Residential Neighborhood Conservation) Zoning District and has frontage along Pleasant Hill Way.

380-499075 6/19
ZONING NOTICE
Notice is hereby given that the DeKalb County Planning Commission will hold an online public hearing
and the DeKalb County Board of Commissioners will hold an in-person public hearing
for the following applications on the following dates:

Planning Commission Meeting Date – ++Tuesday, July 8, 2025, 6:00 PM++
(This meeting will be held online, via Zoom.)

Join from PC, Mac, Linux, iOS or Android: https://dekalbcountyga.zoom.us/s/86330344636
or Telephone Dial: USA 888-270-9936 (US Toll Free)
Conference code: 691303

Meeting participant's or caller's phone numbers may be displayed to the public viewing or participating in the online meeting.

Board of Commissioners Meeting Date – Thursday, July 24, 2025, 5:30 PM
(This is an in-person meeting & will be broadcast via live stream on DCTV's webpage, and on DCTVChannel23.TV.)

GOVERNMENT SERVICES CENTER - 178 SAMS STREET - DECATUR, GA 30030

Citizens may also email documents for inclusion into the official record by submitting such materials by

days prior to the public hearing.

Email the Dekalb County Planning Commission at plansustain@dekalbcountyga.gov
Email the DeKalb County Board of Commissioners at publichearing@dekalbcountyga.gov

AGENDA
DEFERRED CASES:
D1-2023-1467 TA-24-1246762 County-wide
Application of the Director of Planning & Sustainability for a text amendment relating to short-term rentals and for other purposes. This text amendment is County-wide.

NEW CASES:

N1-2025-0624 SLUP-25-1247517 Commission District 04 Super District 07
18 091 01 026
1101 N. Hairston Road, Stone Mountain, GA 30083

Application of Maiysha Rashad & Hakim Hilliard for a Special Land Use Permit (SLUP) to allow an alcohol outlet (beer and wine sales) in the C-1 (Local Commercial) zoning district.

N2-2025-0625 Z-25-1247521 Commission District 03 Super District 07
15 126 05 004
2381 Snapfinger Road, Decatur, GA 30034

Application of Valley Consulting, LLC c/o Linda Dunlavy, Dunlavy Law Group to rezone property from R-100 (Residential Medium Lot-100) zoning district to MR-1 (Medium Density Residential-1) zoning district to allow a townhome development.

N3-2025-0626 SLUP-25-1247527 Commission District 05 Super District 07
16 028 01 001
5083 Biffle Road, Stone Mountain, GA 30088

Application of Hailey Todd, PEC+ for a Special Land Use Permit (SLUP) to allow senior residential housing in the R-100 (Residential Medium Lot-100) zoning district and Tier 5 of the Hidden Hills Overlay district.

N4-2025-0627 Z-25-1247528 Commission District 03 Super District 07
15 167 11 014; 15 167 11 062
3803 & 3815 Glenwood Road, Decatur, GA 30032

Application of Nichelle Bell to rezone properties from R-75 (Residential Medium Lot-75) zoning district to RSM (Small Lot Residential Mix) to allow single-family detached, attached (duplex and triplex), and a three-story condominium building.

N5-2025-0628 Z-25-1247529 Commission District 01 Super District 07
18 267 01 003
3265 Northeast Expressway, Chamblee, GA 30341

Application of LMPSF Acquisitions, LLC c/o Troutman Pepper Locke, LLP to rezone property from C-2 (General Commercial) zoning district to HR-1 (High Density Residential-1) zoning district to allow single-family, attached, and multi-family developments.

N6-2025-0629 Z-25-1247470 Commission District 05 Super District 07
16 186 01 007
7566 Union Grove Road, Lithonia, GA 30058

Application of Tawanda Vauss to rezone property from R-85 (Residential Medium Lot-85) zoning district to RSM (Small Mix Residential) zoning district to allow a personal care home for more than six (6) individuals.

N7-2025-0630 SLUP-25-1247471 Commission District 05 Super District 07
16 186 01 007
7566 Union Grove Road, Lithonia, GA 30058

Application of Tawanda Vauss for a Special Land Use Permit (SLUP) to allow a personal care home for more than six (6) individuals in the RSM (Small Mix Residential) zoning district.

N8-2025-0631 SLUP-25-1247516 Commission District 05 Super District 07
16 188 03 006
1816 Enid Drive, Lithonia, GA 30058

Application of Meleshia Myrie for a Special Land Use Permit (SLUP) to allow a personal care home for up to six (6) individuals in the R-85 (Residential Medium Lot-85) zoning district.

N9- 2025-0632 SLUP-25-1247522 Commission District 03 Super District 07
15 101 07 005
3600 Preakness Drive, Decatur, GA 30034

Application of Pinewood 383, LLC c/o Nyalls Carlton for a Special Land Use Permit (SLUP) to allow a personal care home for up to six (6) individuals in the R-100 (Residential Medium Lot-100) zoning district.

N10-2025-0633 SLUP-25-1247526 Commission District 05 Super District 07
15 222 01 022
4106 Creek Court, Stone Mountain, GA 30083

Application of Druniece Jackson for a Special Land Use Permit (SLUP) allow a child daycare facility for up to six (6) individuals in the R-75 (Residential Medium Lot-75) zoning district.

N11-2025-0634 SLUP-25-1247530 Commission District 03 Super District 06
15 107 07 010
2854 Clifton Church Road, Atlanta, GA 30316

Application of Denise Amos for a Special Land Use Permit (SLUP) to allow a child daycare facility for up to six (6) individuals in the R-75 (Residential Medium Lot-75) zoning district.

N12-2025-0635 TA-25-1247540 Commission District 03 Super District 07
15 170 13 088
3221 Glenwood Road, Decatur, GA 30032

Application of the Director of Planning & Sustainability for a text amendment to Chapter 27-3.33 Division 33 to extend the I-20 Overlay District, Tier 2 to 3221 Glenwood Road.

Tax Sales

390-000000
TAX COMMISSIONER
Ex-Officio Sheriff
Tax Sales
Georgia, DeKalb County
Will be sold the first Tuesday in **July, 2025** next at public outcry before the Courthouse door in said county within the legal hours of sale to the highest bidder for cash, unless previously paid the following described properties to wit:
"Real Property"

390-496538
6/5,6/12,6/19,6/26DT
24-R22473102-JUL-ELM
To: Owner/Tenant:
OMNI HOMES GA LLC
Defendant:
OMNI HOMES GA LLC
All that parcel of land being described as Parcel 18 126 18 004 and **1151 RANKIN ST 4 A** in deed book 30484 page 00204 less and except all parcels other than 18 126 18 004.
Levied on 05/09/2025 for the amount of $ 4,357.10 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496539
6/5,6/12,6/19,6/26DT
24-R30234163-JUL-MLP
To: Owner/Tenant:
JAMANE CAMPBELL
WILFRED CAMPBELL III
Defendant:
JAMANE CAMPBELL
WILFRED CAMPBELL III
All that parcel of land being described as Parcel 16 007 05 007 and **4851 HAYMARKET TRL** in deed book 31065 page 00235 less and except all parcels other than 16 007 05 007.
Levied on 05/09/2025 for the amount of $ 4,517.57 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496540
6/5,6/12,6/19,6/26DT
24-R30234420-JUL-MLP
To: Owner/Tenant:
JAMANE CAMPBELL
WILFRED CAMPBELL III
Defendant:
JAMANE CAMPBELL
WILFRED CAMPBELL III
All that parcel of land being described as Parcel 16 026 02 068 and **5195 SCARBROUGH LN** in deed book 31065 page 00212 less and except all parcels other than 16 026 02 068.
Levied on 05/09/2025 for the amount of $ 4,198.48 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496541
6/5,6/12,6/19,6/26DT
24-R30235140-JUL-RJS
To: Owner/Tenant:
CAROLE SMITH CAMPBELL
Defendant:
CAROLE SMITH CAMPBELL
All that parcel of land being described as Parcel 16 061 01 010 and **1554 PANOLA RD** in deed book 27535 page 00261 less and except all parcels other than 16 061 01 010.
Levied on 05/09/2025 for the amount of $ 538.34 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496542
6/5,6/12,6/19,6/26DT
24-R30235870-JUL-MLP
To: Owner/Tenant:
JAMANE CAMPBELL
WILFRED CAMPBELL III
Defendant:
JAMANE CAMPBELL
WILFRED CAMPBELL III
All that parcel of land being described as Parcel 16 090 05 001 and **6160 SAINT CHRISTOPHERS CT** in deed book 31065 page 00293 less and except all parcels other than 16 090 05 001.
Levied on 05/09/2025 for the amount of $ 3,316.98to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496543
6/5,6/12,6/19,6/26DT
24-R30235891-JUL-MLP
To: Owner/Tenant:
JAMANE CAMPBELL
WILFRED CAMPBELL III
Defendant:
JAMANE CAMPBELL
WILFRED CAMPBELL III
All that parcel of land being described as Parcel 16 091 02 195 and **6132 RAINTREE BND** in deed book 31065 page 00344 less and except all parcels other than 16 091 02 195.
Levied on 05/09/2025 for the amount of $ 3,969.19 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496544
6/5,6/12,6/19,6/26DT
24-R30240320-JUL-ELM
To: Owner/Tenant:
CRESCENT MEDICAL CENTRE LLC
Defendant:
CRESCENT MEDICAL CENTRE LLC
All that parcel of land being described as Parcel 18 145 14 001 and **1370 MONTREAL RD E** in deed book 15208 page 00209 less and except all parcels other than 18 145 14 001.
Levied on 05/09/2025 for the amount of $ 37,128.84 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496545
6/5,6/12,6/19,6/26DT
24-R30246421-JUL-ELM
To: Owner/Tenant:
TIGER PAW PROPERTIES LLC
Defendant:
TIGER PAW PROPERTIES LLC
All that parcel of land being described as Parcel 15 009 01 033 and **2718 WINDROCK CT** in deed book 22875 page 00456 less and except all parcels other than 15 009 01 033.
Levied on 05/09/2025 for the amount of $5,131.10 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496546
6/5,6/12,6/19,6/26DT
24-R30246450-JUL-ELM
To: Owner/Tenant:
TIGER PAW PROPERTIES LLC
Defendant:
TIGER PAW PROPERTIES LLC
All that parcel of land being described as Parcel 15 010 01 140 and **2386 BOULDER SPRINGS DR** in deed book 23135 page 00557 less and except all parcels other than 15 010 01 140.
Levied on 05/09/2025 for the amount of $5,647.76 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496547
6/5,6/12,6/19,6/26DT
24-R30246517-JUL-RJS
To: Owner/Tenant:
HIRUT INVESTMENT INC
Defendant:
HIRUT INVESTMENT INC
All that parcel of land being described as Parcel 15 018 03 005 and **3400 MORELAND AVE** in deed book 20899 page 00255 less and except all parcels other than 15 018 03 005.
Levied on 05/09/2025 for the amount of $ 13,396.77 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496548
6/5,6/12,6/19,6/26DT
24-R30246553-JUL-MLP
To: Owner/Tenant:
AXOM ENTERPRISES LLC
Defendant:
AXOM ENTERPRISES LLC
All that parcel of land being described as Parcel 15 021 02 034 and **4031 CEDAR GROVE PL** in deed book 21561 page 00591 less and except all parcels other than 15 021 02 034.
Levied on 05/09/2025 for the amount of $ 4,872.09 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496549
6/5,6/12,6/19,6/26DT
24-R30246596-JUL-MLP
To: Owner/Tenant:
HARMADIA WALLA LLC
Defendant:
HARMADIA WALLA LLC
All that parcel of land being described as Parcel 15 023 03 005 and **3794 BOULDERCREST RD SE** in deed book 13865 page 00001 less and except all parcels other than 15 023 03 005.
Levied on 05/09/2025 for the amount of $ 29,042.64 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496550
6/5,6/12,6/19,6/26DT
24-R30246726-JUL-MLP
To: Owner/Tenant:
AXOM ENTERPRISES LLC
Defendant:
AXOM ENTERPRISES LLC
All that parcel of land being described as Parcel 15 033 03 016 and **4501 RIPPLEWOOD DR** in deed book 21415 page 00702 less and except all parcels other than 15 033 03 016.
Levied on 05/09/2025 for the amount of $ 6,769.54 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496551
6/5,6/12,6/19,6/26DT
24-R30246924-JUL-ELM
To: Owner/Tenant:
TIGER PAW PROPERTIES LLC
Defendant:
TIGER PAW PROPERTIES LLC
All that parcel of land being described as Parcel 15 043 02 132 and **3841 ROLLING PL** in deed book 22788 page 00727 less and except all parcels other than 15 043 02 132.
Levied on 05/09/2025 for the amount of $6,519.92 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496552
6/5,6/12,6/19,6/26DT
24-R30246967-JUL-RJS
To: Owner/Tenant:
MONARCH INC
Defendant:
MONARCH INC
All that parcel of land being described as Parcel 15 045 02 009 and 3900 W SIDE PL in deed book 20847 page 00617 less and except all parcels other than 15 045 02 009.
Levied on 05/09/2025 for the amount of $ 4,045.37 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496553
6/5,6/12,6/19,6/26DT
24-R30246975-JUL-RJS
To: Owner/Tenant:
MONARCH INC
Defendant:
MONARCH INC
All that parcel of land being described as Parcel 15 045 02 192 and **3917 W SIDE PL** in deed book 20847 page 00617 less and except all parcels other than 15 045 02 192.
Levied on 05/09/2025 for the amount of $1,535.23 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496554
6/5,6/12,6/19,6/26DT
24-R30246976-JUL-RJS
To: Owner/Tenant:
MONARCH INC
Defendant:
MONARCH INC
All that parcel of land being described as Parcel 15 045 02 193 and **3891 W SIDE PL** in deed book 20847 page 00617 less and except all parcels other than 15 045 02 193.
Levied on 05/09/2025 for the amount of $ 1,526.70 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496555
6/5,6/12,6/19,6/26DT
24-R30246977-JUL-RJS
To: Owner/Tenant:
MONARCH INC
Defendant:
MONARCH INC
All that parcel of land being described as Parcel 15 045 02 194 and **3893 W SIDE PL** in deed book 20847 page 00617 less and except all parcels other than 15 045 02 194.
Levied on 05/09/2025 for the amount of $ 2,942.91 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496556
6/5,6/12,6/19,6/26DT
24-R30246979-JUL-RJS
To: Owner/Tenant:
MONARCH INC
Defendant:
MONARCH INC
All that parcel of land being described as Parcel 15 046 01 001 and **1680 R HENRICO RD** in deed book 20847 page 00617 less and except all parcels other than 15 046 01 001.
Levied on 05/09/2025 for the amount of $ 2,611.47 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496557
6/5,6/12,6/19,6/26DT
24-R30246980-JUL-RJS
To: Owner/Tenant:
MONARCH INC
Defendant:
MONARCH INC
All that parcel of land being described as Parcel 15 046 01 005 and **1700 HENRICO RD** in deed book 20847 page 00617 less and except all parcels other than 15 046 01 005.
Levied on 05/09/2025 for the amount of $ 4,697.97 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496558
6/5,6/12,6/19,6/26DT
24-R30246981-JUL-RJS
To: Owner/Tenant:
MONARCH INC
Defendant:
MONARCH INC
All that parcel of land being described as Parcel 15 046 01 006 and **1690 R HENRICO RD** in deed book 20847 page 00617 less and except all parcels other than 15 046 01 006.
Levied on 05/09/2025 for the amount of $ 4,038.46 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496559
6/5,6/12,6/19,6/26DT
24-R30246999-JUL-MLP
To: Owner/Tenant:
GEORGIA DEPARTMENT OF TRANSPORTATION
Defendant:
GEORGIA DEPARTMENT OF TRANSPORTATION
All that parcel of land being described as Parcel 15 053 07 008 and **2690 BOULDERCREST RD** in deed book 31199 page 00124 less and except all parcels other than 15 053 07 008.
Levied on 05/09/2025 for the amount of $35,412.68 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496560
6/5,6/12,6/19,6/26DT
24-R30247140-JUL-RJS
To: Owner/Tenant:
ISLANDMAN INVESTMENTS LLC
Defendant:
ISLANDMAN INVESTMENTS LLC
All that parcel of land being described as Parcel 15 058 06 013 and **3502 SLEEPING FAWN KNL** in deed book 28830 page 00063 less and except all parcels other than 15 058 06 013.
Levied on 05/09/2025 for the amount of $ 2,273.06 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496561
6/5,6/12,6/19,6/26DT
24-R30247212-JUL-RJS
To: Owner/Tenant:
ISLANDMAN INVESTMENTS LLC
Defendant:
ISLANDMAN INVESTMENTS LLC
All that parcel of land being described as Parcel 15 060 06 043 and **3513 SHEPHERDS PATH** in deed book 29291 page 00141 less and except all parcels other than 15 060 06 043.
Levied on 05/09/2025 for the amount of $ 2,668.09 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496562
6/5,6/12,6/19,6/26DT
24-R30247325-JUL-RJS
To: Owner/Tenant:
SEA 111 LLC
Defendant:
SEA 111 LLC
All that parcel of land being described as Parcel 15 065 04 021 and **3316 SNAPFINGER RD** in deed book 25209 page 00058 less and except all parcels other than 15 065 04 021.
Levied on 05/09/2025 for the amount of $ 75,721.06 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2023, 2024.

390-496563
6/5,6/12,6/19,6/26DT
24-R30247501-JUL-RJS
To: Owner/Tenant:
JIN & JIN INC
Defendant:
JIN & JIN INC
All that parcel of land being described as Parcel 15 076 01 012 and **2584 BOULDERCREST RD SE** in deed book 18441 page 00429 less and except all parcels other than 15 076 01 012.
Levied on 05/09/2025 for the amount of $ 23,874.46 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496564
6/5,6/12,6/19,6/26DT
24-R30247635-JUL-ELM
To: Owner/Tenant:
OLD FOURTH GROUP LLC
Defendant:
OLD FOURTH GROUP LLC
All that parcel of land being described as Parcel 15 083 01 013 and **2179 BOULDERCREST RD** in deed book 28345 page 00372 less and except all parcels other than 15 083 01 013.
Levied on 05/09/2025 for the amount of $ 89,108.34 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496565
6/5,6/12,6/19,6/26DT
24-R30247741-JUL-MLP
To: Owner/Tenant:
AXOM ENTERPRISES LLC
Defendant:
AXOM ENTERPRISES LLC
All that parcel of land being described as Parcel 15 087 06 018 and **3221 PINE SPRINGS MNR** in deed book 21555 page 00295 less and except all parcels other than 15 087 06 018.
Levied on 05/09/2025 for the amount of $6,090.82 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496566
6/5,6/12,6/19,6/26DT
24-R30248018-JUL-MLP
To: Owner/Tenant:
AXOM ENTERPRISES LLC
Defendant:
AXOM ENTERPRISES LLC
All that parcel of land being described as Parcel 15 096 03 005 and **3063 SNAPFINGER RD** in deed book 21154 page 00693 less and except all parcels other than 15 096 03 005.
Levied on 05/09/2025 for the amount of $6,313.68 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496567
6/5,6/12,6/19,6/26DT
24-R30248568-JUL-ELM
To: Owner/Tenant:
OLIVER FORREST APARTMENTS LLC
Defendant:
OLIVER FORREST APARTMENTS LLC
All that parcel of land being described as Parcel 15 118 06 001 and **2566 WHITES MILL RD** in deed book 31093 page 00594 less and except all parcels other than 15 118 06 001.
Levied on 05/09/2025 for the amount of $ 206,425.74 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496568
6/5,6/12,6/19,6/26DT
24-R30248673-JUL-MLP
To: Owner/Tenant:
GUSTAVIA VILLAGE LLC
Defendant:
GUSTAVIA VILLAGE LLC
All that parcel of land being described as Parcel 15 121 02 001 and **2942 EMBER DR** in deed book 30790 page 00716 less and except all parcels other than 15 121 02 001.
Levied on 05/09/2025 for the amount of $39,782.68 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496569
6/5,6/12,6/19,6/26DT
24-R30248800-JUL-RJS
To: Owner/Tenant:
CAPELLA HOSPITALITY LLC
Defendant:
CAPELLA HOSPITALITY LLC
All that parcel of land being described as Parcel 15 126 02 007 and **2565 WESLEY CHAPEL RD** in deed book 30469 page 00265 less and except all parcels other than 15 126 02 007.
Levied on 05/09/2025 for the amount of $ 23,695.30 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496570
6/5,6/12,6/19,6/26DT
24-R30248802-JUL-RJS
To: Owner/Tenant:
CAPELLA HOSPITALITY LLC
Defendant:
CAPELLA HOSPITALITY LLC
All that parcel of land being described as Parcel 15 126 02 017 and **4209 SNAPFINGER RD** in deed book 30469 page 00265 less and except all parcels other than 15 126 02 017.
Levied on 05/09/2025 for the amount of $ 854.76 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496571
6/5,6/12,6/19,6/26DT
24-R30248807-JUL-SY1
To: Owner/Tenant:
GIA LINH ENTERPRISE LLC
Defendant:
GIA LINH ENTERPRISE LLC
All that parcel of land being described as Parcel 15 126 06 012 and **2675 WESLEY CHAPEL RD** in deed book 29778 page 00162 less and except all parcels other than 15 126 06 012.
Levied on 05/09/2025 for the amount of $18,259.98 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496572
6/5,6/12,6/19,6/26DT
24-R30248810-JUL-ELM
To: Owner/Tenant:
MCDONALDS REAL ESTATE COMPANY
OF COLUMBIA MD
Defendant:
MCDONALDS REAL ESTATE COMPANY
OF COLUMBIA MD
All that parcel of land being described as Parcel 15 126 07 004 and **2621 OLD WESLEY CHAPEL RD** in deed book 09795 page 00322 less and except all parcels other than 15 126 07 004.
Levied on 05/09/2025 for the amount of $ 11,891.92 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496573
6/5,6/12,6/19,6/26DT
24-R30248823-JUL-RJS
To: Owner/Tenant:
DUY H NGUYEN & D R HORTON INC
Defendant:
DUY H NGUYEN & D R HORTON INC
All that parcel of land being described as Parcel 15 127 01 156 and **2653 AXEL RDG** in deed book 31558 page 00228 less and except all parcels other than 15 127 01 156.
Levied on 05/09/2025 for the amount of $ 1,788.00 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496574
6/5,6/12,6/19,6/26DT
24-R30248824-JUL-RJS
To: Owner/Tenant:
CUONG PHU LE & D R HORTON INC
Defendant:
D R HORTON INC & D R HORTON INC
All that parcel of land being described as Parcel 15 127 01 158 and **2657 AXEL RDG** in deed book 31563 page 00257 less and except all parcels other than 15 127 01 158.
Levied on 05/09/2025 for the amount of $1,788.00 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496575
6/5,6/12,6/19,6/26DT
24-R30249184-JUL-RJS
To: Owner/Tenant:
ALACRITY HOLDINGS 1 LLC
Defendant:
ALACRITY HOLDINGS 1 LLC
All that parcel of land being described as Parcel 15 141 03 024 and **2345 FLAT SHOALS RD SE** in deed book 29273 page 00475 less and except all parcels other than 15 141 03 024.
Levied on 05/09/2025 for the amount of $ 21,604.74 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496576
6/5,6/12,6/19,6/26DT
24-R30249378-JUL-RJS
To: Owner/Tenant:
OM SAI ENTERPRISE INC
Defendant:
OM SAI ENTERPRISE INC
All that parcel of land being described as Parcel 15 147 08 025 and **2010 FLAT SHOALS AVE SE** in deed book 17666 page 00222 less and except all parcels other than 15 147 08 025.
Levied on 05/09/2025 for the amount of $ 2,137.42 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496577
6/5,6/12,6/19,6/26DT
24-R30250093-JUL-RJS
To: Owner/Tenant:
SREE RAM INC
Defendant:
SREE RAM INC
All that parcel of land being described as Parcel 15 167 05 052 and **4047 GLENWOOD RD** in deed book 25140 page 00736 less and except all parcels other than 15 167 05 052.
Levied on 05/09/2025 for the amount of $ 19,958.34 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496578
6/5,6/12,6/19,6/26DT
24-R30250122-JUL-RJS
To: Owner/Tenant:
3843 GLENWOOD LLC
Defendant:
3843 GLENWOOD LLC
All that parcel of land being described as Parcel 15 167 11 056 and **3837 GLENWOOD RD SE** in deed book 30035 page 00511 less and except all parcels other than 15 167 11 056.
Levied on 05/09/2025 for the amount of $ 2,844.77 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496579
6/5,6/12,6/19,6/26DT
24-R30250123-JUL-RJS
To: Owner/Tenant:
3843 GLENWOOD LLC
Defendant:
3843 GLENWOOD LLC
All that parcel of land being described as Parcel 15 167 11 061 and **3843 GLENWOOD RD** in deed book 30035 page 00509 less and except all parcels other than 15 167 11 061.
Levied on 05/09/2025 for the amount of $ 19,746.56 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496580
6/5,6/12,6/19,6/26DT
24-R30250590-JUL-RJS
To: Owner/Tenant:
THE M INVESTMENT LLC & FYR SFR TRS LLC
Defendant:
THE M INVESTMENT LLC & FYR SFR TRS LLC
All that parcel of land being described as Parcel 15 184 04 019 and **2736 JOYCE AVE** in deed book 31614 page 00186 less and except all parcels other than 15 184 04 019.
Levied on 05/09/2025 for the amount of $ 5,935.74 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496581
6/5,6/12,6/19,6/26DT
24-R30250657-JUL-RJS
To: Owner/Tenant:
TYRONE TATE
Defendant:
TYRONE TATE
All that parcel of land being described as Parcel 15 186 03 002 and **3990 GLENWOOD RD** in deed book 26972 page 00408 less and except all parcels other than 15 186 03 002.
Levied on 05/09/2025 for the amount of $ 8,034.30 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496582
6/5,6/12,6/19,6/26DT
24-R30250699-JUL-RJS
To: Owner/Tenant:
SKYLAND HOLDINGS LLC
Defendant:
SKYLAND HOLDINGS LLC
All that parcel of land being described as Parcel 15 186 15 124 and **3850 - GLENWOOD RD** in deed book 31113 page 00693 less and except all parcels other than 15 186 15 124.
Levied on 05/09/2025 for the amount of $ 22,131.36 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496583
6/5,6/12,6/19,6/26DT
24-R30251023-JUL-SY1
To: Owner/Tenant:
STOCK UP LLC
Defendant:
STOCK UP LLC
All that parcel of land being described as Parcel 15 195 08 040 and **4524 COVINGTON HWY** in deed book 30727 page 00055 less and except all parcels other than 15 195 08 040.
Levied on 05/09/2025 for the amount of $2,446.26 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496584
6/5,6/12,6/19,6/26DT
24-R30251025-JUL-SY1
To: Owner/Tenant:
STOCK UP LLC
Defendant:
STOCK UP LLC
All that parcel of land being described as Parcel 15 195 08 078 and **4518 COVINGTON HWY** in deed book 30727 page 00055 less and except all parcels other than 15 195 08 078.
Levied on 05/09/2025 for the amount of $2,149.33 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496585
6/5,6/12,6/19,6/26DT
24-R30251050-JUL-MLP
To: Owner/Tenant:
ADA 108 LLC
Defendant:
ADA 108 LLC
All that parcel of land being described as Parcel 15 196 03 023 and **1550 AGAPE WAY** in deed book 27688 page 00785 less and except all parcels other than 15 196 03 023.
Levied on 05/09/2025 for the amount of $32,677.66 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496586
6/5,6/12,6/19,6/26DT
24-R30251102-JUL-RJS
To: Owner/Tenant:
VISTA INNOVATIONS GROUP LLC & FYR SFR TRS LLC
Defendant:
VISTA INNOVATIONS GROUP LLC & FYR SFR TRS LLC
All that parcel of land being described as Parcel 15 198 05 029 and **3566 ORCHARD CIR** in deed book 31319 page 00470 less and except all parcels other than 15 198 05 029.
Levied on 05/09/2025 for the amount of $ 4,776.13 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496587
6/5,6/12,6/19,6/26DT
24-R30251225-JUL-RJS
To: Owner/Tenant:
KRISHAV LLC
Defendant:
KRISHAV LLC
All that parcel of land being described as Parcel 15 202 03 087 and **3148 MEMORIAL DR** in deed book 30336 page 00150 less and except all parcels other than 15 202 03 087.
Levied on 05/09/2025 for the amount of $ 24,737.11 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496588
6/5,6/12,6/19,6/26DT
24-R30251226-JUL-RJS
To: Owner/Tenant:
KRISHAV LLC
Defendant:
KRISHAV LLC
All that parcel of land being described as Parcel 15 202 03 088 and **521 OLDFIELD RD** in deed book 30336 page 00150 less and except all parcels other than 15 202 03 088.
Levied on 05/09/2025 for the amount of $ 483.74 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496589
6/5,6/12,6/19,6/26DT
24-R30251227-JUL-RJS
To: Owner/Tenant:
KRISHAV LLC
Defendant:
KRISHAV LLC
All that parcel of land being described as Parcel 15 202 03 113 and **3155 MEMORIAL DR** in deed book 30336 page 00150 less and except all parcels other than 15 202 03 113.
Levied on 05/09/2025 for the amount of $ 741.02 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496590
6/5,6/12,6/19,6/26DT
24-R30251251-JUL-RJS
To: Owner/Tenant:
KRISHAV LLC
Defendant:
KRISHAV LLC
All that parcel of land being described as Parcel 15 202 12 046 and **1646 OLDFIELD RD** in deed book 30336 page 00150 less and except all parcels other than 15 202 12 046.
Levied on 05/09/2025 for the amount of $ 535.30 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496591
6/5,6/12,6/19,6/26DT
24-R30251261-JUL-SY1
To: Owner/Tenant:
GA CAPITAL HOMES LLC
KELI INVESTMENTS LLC
Defendant:
GA CAPITAL HOMES LLC
KELI INVESTMENTS LLC
All that parcel of land being described as Parcel 15 203 02 066 and **2808 HOSEA L WILLIAMS DR NE** in deed book 30313 page 00263 less and except all parcels other than 15 203 02 066.
Levied on 05/09/2025 for the amount of $16,825.70 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496592
6/5,6/12,6/19,6/26DT
24-R30251340-JUL-SY1
To: Owner/Tenant:
FALANDA JOHNSON
Defendant:
FALANDA JOHNSON
All that parcel of land being described as Parcel 15 207 02 059 and **1674 MEMORIAL DR SE** in deed book 26476 page 00518 less and except all parcels other than 15 207 02 059.
Levied on 05/09/2025 for the amount of $2,085.32 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496593
6/5,6/12,6/19,6/26DT
24-R30251341-JUL-SY1
To: Owner/Tenant:
FALANDA JOHNSON
Defendant:
FALANDA JOHNSON
All that parcel of land being described as Parcel 15 207 02 060 and **1684 MEMORIAL DR** in deed book 25938 page 00298 less and except all parcels other than 15 207 02 060.
Levied on 05/09/2025 for the amount of $4,291.95 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496594
6/5,6/12,6/19,6/26DT
24-R30251348-JUL-SY1
To: Owner/Tenant:
LUXE HOME PROPERTIES LLC
Defendant:
LUXE HOME PROPERTIES LLC
All that parcel of land being described as Parcel 15 207 04 009 and **49 MONTGOMERY ST** in deed book 31108 page 00719 less and except all parcels other than 15 207 04 009.
Levied on 05/09/2025 for the amount of $18,471.83 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496595
6/5,6/12,6/19,6/26DT
24-R30251390-JUL-SY1
To: Owner/Tenant:
PACIFIC HIGHLAND INVESTMENTS LLC
Defendant:
PACIFIC HIGHLAND INVESTMENTS LLC
All that parcel of land being described as Parcel 15 209 02 070 and **157 HUTCHINSON ST NE** in deed book 27788 page 00775 less and except all parcels other than 15 209 02 070.
Levied on 05/09/2025 for the amount of $10,528.64 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496596
6/5,6/12,6/19,6/26DT
24-R30251422-JUL-SY1
To: Owner/Tenant:
TOLL SOUTHEAST LP COMPANY INC
Defendant:
TOLL SOUTHEAST LP COMPANY INC
All that parcel of land being described as Parcel 15 210 03 159 and **1577 LA FRANCE ST NE** in deed book 30069 page 00579 less and except all parcels other than 15 210 03 159.
Levied on 05/09/2025 for the amount of $ 17,218.87 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496597
6/5,6/12,6/19,6/26DT
24-R30251612-JUL-RJS
To: Owner/Tenant:
WILLIAN GERARDO COREAS RIVERA
EVELYN M ALARCON ECHEVERRIA, & FYR SFR TRS LLC
Defendant:
WILLIAN GERARDO COREAS RIVERA
EVELYN M ALARCON ECHEVERRIA, & FYR SFR TRS LLC
All that parcel of land being described as Parcel 15 218 11 012 and **3171 CONVAIR LN** in deed book 31569 page 00365 less and except all parcels other than 15 218 11 012.
Levied on 05/09/2025 for the amount of $5,597.52 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496598
6/5,6/12,6/19,6/26DT
24-R30251809-JUL-ELM
To: Owner/Tenant:
TIGER PAW PROPERTIES LLC
Defendant:
TIGER PAW PROPERTIES LLC
All that parcel of land being described as Parcel 15 223 01 345 and **1369 TO LANI FARM RD** in deed book 23114 page 00557 less and except all parcels other than 15 223 01 345.
Levied on 05/09/2025 for the amount of $6,328.42 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496600
6/5,6/12,6/19,6/26DT
24-R30252076-JUL-RJS
To: Owner/Tenant:
PRIME INVESTMENT RESOURCES LLC
Defendant:
PRIME INVESTMENT RESOURCES LLC
All that parcel of land being described as Parcel 15 240 01 021 and **1326 NORTH AVE** in deed book 29193 page 00010 less and except all parcels other than 15 240 01 021.
Levied on 05/09/2025 for the amount of $16,436.60 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496601
6/5,6/12,6/19,6/26DT
24-R30252090-JUL-ELM
To: Owner/Tenant:
JEREMY CRITZ
Defendant:
JEREMY CRITZ
All that parcel of land being described as Parcel 15 241 01 052 and **843 SPRINGDALE RD NE** in deed book 28406 page 00270 less and except all parcels other than 15 241 01 052.
Levied on 05/09/2025 for the amount of $ 46,490.34 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2023, 2024.

390-496602
6/5,6/12,6/19,6/26DT
24-R30252261-JUL-MLP
To: Owner/Tenant:
JAMANE CAMPBELL
WILFRED CAMPBELL III
Defendant:
JAMANE CAMPBELL
WILFRED CAMPBELL III
All that parcel of land being described as Parcel 15 253 01 117 and **3968 W WOOD PATH** in deed book 31065 page 00208 less and except all parcels other than 15 253 01 117.
Levied on 05/09/2025 for the amount of $ 4,413.18 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496603
6/5,6/12,6/19,6/26DT
24-R30252427-JUL-ELM
To: Owner/Tenant:
TIGER PAW PROPERTIES LLC
Defendant:
TIGER PAW PROPERTIES LLC
All that parcel of land being described as Parcel 16 002 05 035 and **1106 VILLAGE MAIN ST** in deed book 23107 page 00720 less and except all parcels other than 16 002 05 035.
Levied on 05/09/2025 for the amount of $4,715.34 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496604
6/5,6/12,6/19,6/26DT
24-R30252557-JUL-ELM
To: Owner/Tenant:
SHAW DEKALB PROPERTIES LLC
Defendant:
SHAW DEKALB PROPERTIES LLC
All that parcel of land being described as Parcel 16 009 01 012 and **2939 MILLER RD** in deed book 25331 page 00424 less and except all parcels other than 16 009 01 012.
Levied on 05/09/2025 for the amount of $ 335,222.68 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496605
6/5,6/12,6/19,6/26DT
24-R30252757-JUL-MLP
To: Owner/Tenant:
IQRA PROPERTIES LLC
Defendant:
IQRA PROPERTIES LLC
All that parcel of land being described as Parcel 16 020 04 015 and **3860 PANOLA RD** in deed book 23190 page 00030 less and except all parcels other than 16 020 04 015.
Levied on 05/09/2025 for the amount of $12,648.51 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496606
6/5,6/12,6/19,6/26DT
24-R30252810-JUL-ELM
To: Owner/Tenant:
SHAW DEKALB PROPERTIES LLC
Defendant:
SHAW DEKALB PROPERTIES LLC
All that parcel of land being described as Parcel 16 024 07 004 and **2931 MILLER RD** in deed book 25377 page 00076 less and except all parcels other than 16 024 07 004.
Levied on 05/09/2025 for the amount of $ 6,405.70 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496607
6/5,6/12,6/19,6/26DT
24-R30252852-JUL-ELM
To: Owner/Tenant:
TIGER PAW PROPERTIES LLC
Defendant:
TIGER PAW PROPERTIES LLC
All that parcel of land being described as Parcel 16 028 01 017 and **1691 S HIDDEN HILLS PKWY** in deed book 22889 page 00466 less and except all parcels other than 16 028 01 017.
Levied on 05/09/2025 for the amount of $6,460.46 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496608
6/5,6/12,6/19,6/26DT
24-R30252923-JUL-ELM
To: Owner/Tenant:
TIGER PAW PROPERTIES LLC
Defendant:
TIGER PAW PROPERTIES LLC
All that parcel of land being described as Parcel 16 031 01 014 and **5001 N REDAN CIR** in deed book 22865 page 00457 less and except all parcels other than 16 031 01 014.
Levied on 05/09/2025 for the amount of $5,317.28 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496609
6/5,6/12,6/19,6/26DT
24-R30252939-JUL-MLP
To: Owner/Tenant:
JAMANE CAMPBELL
WILFRED CAMPBELL III
Defendant:
JAMANE CAMPBELL
WILFRED CAMPBELL III
All that parcel of land being described as Parcel 16 031 08 029 and **1020 RAMPART PL** in deed book 31065 page 00210 less and except all parcels other than 16 031 08 029.
Levied on 05/09/2025 for the amount of $4,207.68 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496610
6/5,6/12,6/19,6/26DT
24-R30252945-JUL-RJS
To: Owner/Tenant:
ATLANTIC INVESTMENT VENTURES LLC
Defendant:
ATLANTIC INVESTMENT VENTURES LLC
All that parcel of land being described as Parcel 16 031 12 051 and **983 MILLARD RD** in deed book 30463 page 00493 less and except all parcels other than 16 031 12 051.
Levied on 05/09/2025 for the amount of $5,558.54 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496611
6/5,6/12,6/19,6/26DT
24-R30252993-JUL-ELM
To: Owner/Tenant:
TIGER PAW PROPERTIES LLC
Defendant:
TIGER PAW PROPERTIES LLC
All that parcel of land being described as Parcel 16 033 01 125 and **806 POST ROAD WAY** in deed book 23191 page 00008 less and except all parcels other than 16 033 01 125.
Levied on 05/09/2025 for the amount of $5,492.92 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496612
6/5,6/12,6/19,6/26DT
24-R30253034-JUL-ELM
To: Owner/Tenant:
TIGER PAW PROPERTIES LLC
Defendant:
TIGER PAW PROPERTIES LLC
All that parcel of land being described as Parcel 16 034 08 222 and **805 FOX VALLEY DR** in deed book 22972 page 00287 less and except all parcels other than 16 034 08 222.
Levied on 05/09/2025 for the amount of $5,863.94 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496613
6/5,6/12,6/19,6/26DT
24-R30253152-JUL-MLP
To: Owner/Tenant:
JAMANE CAMPBELL
WILFRED CAMPBELL III
Defendant:
JAMANE CAMPBELL
WILFRED CAMPBELL III
All that parcel of land being described as Parcel 16 038 06 265 and **2001 NORTHERLY WAY** in deed book 31065 page 00233 less and except all parcels other than 16 038 06 265.
Levied on 05/09/2025 for the amount of $4,178.72 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496614
6/5,6/12,6/19,6/26DT
24-R30253174-JUL-SY1
To: Owner/Tenant:
AD PROSPERITY INVESTMENT GROUP INC
Defendant:
AD PROSPERITY INVESTMENT GROUP INC
All that parcel of land being described as Parcel 16 039 04 002 and **5982 R COVINGTON HWY REAR** in deed book 29294 page 00468 less and except all parcels other than 16 039 04 002.
Levied on 05/09/2025 for the amount of $ 2,764.36 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496615
6/5,6/12,6/19,6/26DT
24-R30253179-JUL-SY1
To: Owner/Tenant:
AD PROSPERITY INVESTMENT GROUP INC
Defendant:
AD PROSPERITY INVESTMENT GROUP INC
All that parcel of land being described as Parcel 16 039 04 033 and **5950 COVINGTON HWY** in deed book 29294 page 00468 less and except all parcels other than 16 039 04 033.
Levied on 05/09/2025 for the amount of $ 20,147.32 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496616
6/5,6/12,6/19,6/26DT
24-R30253192-JUL-MLP
To: Owner/Tenant:
PANOLA CROSSINGS LLC
Defendant:
PANOLA CROSSINGS LLC
All that parcel of land being described as Parcel 16 040 01 042 and **2617 PANOLA RD** in deed book - page - less and except all parcels other than 16 040 01 042.
Levied on 05/09/2025 for the amount of $27,168.19 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496617
6/5,6/12,6/19,6/26DT
24-R30253334-JUL-RJS
To: Owner/Tenant:
TYRONE TATE
MARCIA L TATE
Defendant:
TYRONE TATE
MARCIA L TATE
All that parcel of land being described as Parcel 16 053 01 170 and **3395 HUNTERS HILL DR** in deed book 22336 page 00784 less and except all parcels other than 16 053 01 170.
Levied on 05/09/2025 for the amount of $7,697.78 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496618
6/5,6/12,6/19,6/26DT
24-R30253628-JUL-ELM
To: Owner/Tenant:
TIGER PAW PROPERTIES LLC
Defendant:
TIGER PAW PROPERTIES LLC
All that parcel of land being described as Parcel 16 061 14 144 and **1579 DILLARD RD** in deed book 23393 page 00255 less and except all parcels other than 16 061 14 144.
Levied on 05/09/2025 for the amount of $5,769.02 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496619
6/5,6/12,6/19,6/26DT
24-R30253798-JUL-ELM
To: Owner/Tenant:
TIGER PAW PROPERTIES LLC
Defendant:
TIGER PAW PROPERTIES LLC
All that parcel of land being described as Parcel 16 070 05 189 and **1976 WOODLOT TRL** in deed book 23036 page 00798 less and except all parcels other than 16 070 05 189.
Levied on 05/09/2025 for the amount of $5,780.48 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496620
6/5,6/12,6/19,6/26DT
24-R30254110-JUL-SY1
To: Owner/Tenant:
TRINITY STABLES LLC & TEMPLARIUS DEVELOPMENT ASSOCIATES INC
Defendant:
TRINITY STABLES LLC & TEMPLARIUS DEVELOPMENT ASSOCIATES INC
All that parcel of land being described as Parcel 16 084 02 024 and **6090 ANCESTORS DR** in deed book 31418 page 00358 less and except all parcels other than 16 084 02 024.
Levied on 05/09/2025 for the amount of $1,443.13 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496621
6/5,6/12,6/19,6/26DT
24-R30254131-JUL-SY1
To: Owner/Tenant:
TRINITY STABLES LLC & TEMPLARIUS DEVELOPMENT ASSOCIATES INC
Defendant:
TRINITY STABLES LLC & TEMPLARIUS DEVELOPMENT ASSOCIATES INC
All that parcel of land being described as Parcel 16 084 02 006 and **5910 ANCESTORS DR** in deed book 31418 page 00358 less and except all parcels other than 16 084 02 006.
Levied on 05/09/2025 for the amount of $1,443.13 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496622
6/5,6/12,6/19,6/26DT
24-R30254132-JUL-SY1
To: Owner/Tenant:
TRINITY STABLES LLC & TEMPLARIUS DEVELOPMENT ASSOCIATES INC
Defendant:
TRINITY STABLES LLC & TEMPLARIUS DEVELOPMENT ASSOCIATES INC
All that parcel of land being described as Parcel 16 084 02 007 and **5920 ANCESTORS DR** in deed book 31418 page 00358 less and except all parcels other than 16 084 02 007.
Levied on 05/09/2025 for the amount of $1,443.13 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496623
6/5,6/12,6/19,6/26DT
24-R30254133-JUL-SY1
To: Owner/Tenant:
TRINITY STABLES LLC & TEMPLARIUS DEVELOPMENT ASSOCIATES INC
Defendant:
TRINITY STABLES LLC & TEMPLARIUS DEVELOPMENT ASSOCIATES INC
All that parcel of land being described as Parcel 16 084 02 008 and **5930 ANCESTORS DR** in deed book 31418 page 00358 less and except all parcels other than 16 084 02 008.
Levied on 05/09/2025 for the amount of $1,443.13 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496624
6/5,6/12,6/19,6/26DT
24-R30254134-JUL-SY1
To: Owner/Tenant:
TRINITY STABLES LLC & TEMPLARIUS DEVELOPMENT ASSOCIATES INC
Defendant:
TRINITY STABLES LLC & TEMPLARIUS DEVELOPMENT ASSOCIATES INC
All that parcel of land being described as Parcel 16 084 02 009 and **5940 ANCESTORS DR** in deed book 31418 page 00358 less and except all parcels other than 16 084 02 009.
Levied on 05/09/2025 for the amount of $1,443.13 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496625
6/5,6/12,6/19,6/26DT
24-R30254135-JUL-SY1
To: Owner/Tenant:
TRINITY STABLES LLC & TEMPLARIUS DEVELOPMENT ASSOCIATES INC
Defendant:
TRINITY STABLES LLC & TEMPLARIUS DEVELOPMENT ASSOCIATES INC
All that parcel of land being described as Parcel 16 084 02 010 and **5950 ANCESTORS DR** in deed book 31418 page 00358 less and except all parcels other than 16 084 02 010.
Levied on 05/09/2025 for the amount of $1,443.13 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496626
6/5,6/12,6/19,6/26DT
24-R30254136-JUL-SY1
To: Owner/Tenant:
TRINITY STABLES LLC & TEMPLARIUS DEVELOPMENT ASSOCIATES INC
Defendant:
TRINITY STABLES LLC & TEMPLARIUS DEVELOPMENT ASSOCIATES INC
All that parcel of land being described as Parcel 16 084 02 011 and **5960 ANCESTORS DR** in deed book 31418 page 00358 less and except all parcels other than 16 084 02 011.
Levied on 05/09/2025 for the amount of $1,443.13 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496627
6/5,6/12,6/19,6/26DT
24-R30254137-JUL-SY1
To: Owner/Tenant:
TRINITY STABLES LLC & TEMPLARIUS DEVELOPMENT ASSOCIATES INC
Defendant:
TRINITY STABLES LLC & TEMPLARIUS DEVELOPMENT ASSOCIATES INC
All that parcel of land being described as Parcel 16 084 02 012 and **5970 ANCESTORS DR** in deed book 31418 page 00358 less and except all parcels other than 16 084 02 012.
Levied on 05/09/2025 for the amount of $1,443.13 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496628
6/5,6/12,6/19,6/26DT
24-R30254138-JUL-SY1
To: Owner/Tenant:
TRINITY STABLES LLC & TEMPLARIUS DEVELOPMENT ASSOCIATES INC
Defendant:
TRINITY STABLES LLC & TEMPLARIUS DEVELOPMENT ASSOCIATES INC
All that parcel of land being described as Parcel 16 084 02 013 and **5980 ANCESTORS DR** in deed book 31418 page 00358 less and except all parcels other than 16 084 02 013.
Levied on 05/09/2025 for the amount of $1,443.13 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496629
6/5,6/12,6/19,6/26DT
24-R30254140-JUL-SY1
To: Owner/Tenant:
TRINITY STABLES LLC & TEMPLARIUS DEVELOPMENT ASSOCIATES INC
Defendant:
TRINITY STABLES LLC & TEMPLARIUS DEVELOPMENT ASSOCIATES INC
All that parcel of land being described as Parcel 16 084 02 018 and **6030 ANCESTORS DR** in deed book 31418 page 00358 less and except all parcels other than 16 084 02 018.
Levied on 05/09/2025 for the amount of $1,443.13 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496630
6/5,6/12,6/19,6/26DT
24-R30254141-JUL-SY1
To: Owner/Tenant:
TRINITY STABLES LLC & TEMPLARIUS DEVELOPMENT ASSOCIATES INC
Defendant:
TRINITY STABLES LLC & TEMPLARIUS DEVELOPMENT ASSOCIATES INC
All that parcel of land being described as Parcel 16 084 02 019 and **6040 ANCESTORS DR** in deed book 31418 page 00358 less and except all parcels other than 16 084 02 019.
Levied on 05/09/2025 for the amount of $ 1,443.13 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for ear(s) 2024.

390-496631
6/5,6/12,6/19,6/26DT
24-R30254142-JUL-SY1
To: Owner/Tenant:
TRINITY STABLES LLC & TEMPLARIUS DEVELOPMENT ASSOCIATES INC
Defendant:
TRINITY STABLES LLC & TEMPLARIUS DEVELOPMENT ASSOCIATES INC
All that parcel of land being described as Parcel 16 084 02 020 and **6050 ANCESTORS DR** in deed book 31418 page 00358 less and except all parcels other than 16 084 02 020.
Levied on 05/09/2025 for the amount of $1,443.13 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496632
6/5,6/12,6/19,6/26DT
24-R30254143-JUL-SY1
To: Owner/Tenant:
TRINITY STABLES LLC & TEMPLARIUS DEVELOPMENT ASSOCIATES INC
Defendant:
TRINITY STABLES LLC & TEMPLARIUS DEVELOPMENT ASSOCIATES INC
All that parcel of land being described as Parcel 16 084 02 021 and **6060 ANCESTORS DR** in deed book 31418 page 00358 less and except all parcels other than 16 084 02 021.
Levied on 05/09/2025 for the amount of $1,443.13 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for ear(s) 2024.

390-496633
6/5,6/12,6/19,6/26DT
24-R30254144-JUL-SY1
To: Owner/Tenant:
TRINITY STABLES LLC & TEMPLARIUS DEVELOPMENT ASSOCIATES INC
Defendant:
TRINITY STABLES LLC & TEMPLARIUS DEVELOPMENT ASSOCIATES INC
All that parcel of land being described as Parcel 16 084 02 022 and **6070 ANCESTORS DR** in deed book 31418 page 00358 less and except all parcels other than 16 084 02 022.
Levied on 05/09/2025 for the amount of $ 1,443.13 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496634
6/5,6/12,6/19,6/26DT
24-R30254145-JUL-SY1
To: Owner/Tenant:
TRINITY STABLES LLC & TEMPLARIUS DEVELOPMENT ASSOCIATES INC
Defendant:
TRINITY STABLES LLC & TEMPLARIUS DEVELOPMENT ASSOCIATES INC
All that parcel of land being described as Parcel 16 084 02 023 and **6080 ANCESTORS DR** in deed book 31418 page 00358 less and except all parcels other than 16 084 02 023.
Levied on 05/09/2025 for the amount of $ 1,443.13 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496635
6/5,6/12,6/19,6/26DT
24-R30254170-JUL-SY1
To: Owner/Tenant:
CHAMPIONS PREPARATORY ACADEMY LLC
Defendant:
CHAMPIONS PREPARATORY ACADEMY LLC
All that parcel of land being described as Parcel 16 087 01 031 and **5949 FAIRINGTON RD** in deed book 31216 page 00359 less and except all parcels other than 16 087 01 031.
Levied on 05/09/2025 for the amount of $ 15,944.56 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496636
6/5,6/12,6/19,6/26DT
24-R30254213-JUL-RJS
To: Owner/Tenant:
ISLANDMAN INVESTMENTS LLC
Defendant:
ISLANDMAN INVESTMENTS LLC
All that parcel of land being described as Parcel 16 088 03 017 and **2747 PENWOOD PL** in deed book 28298 page 00046 less and except all parcels other than 16 088 03 017.
Levied on 05/09/2025 for the amount of $2,515.39 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496637
6/5,6/12,6/19,6/26DT
24-R30254214-JUL-RJS
To: Owner/Tenant:
ISLANDMAN INVESTMENTS LLC
Defendant:
ISLANDMAN INVESTMENTS LLC
All that parcel of land being described as Parcel 16 088 03 018 and **2745 PENWOOD PL** in deed book 28298 page 00044 less and except all parcels other than 16 088 03 018.
Levied on 05/09/2025 for the amount of $2,507.04 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496638
6/5,6/12,6/19,6/26DT
24-R30254221-JUL-RJS
To: Owner/Tenant:
ISLANDMAN INVESTMENTS LLC
Defendant:
ISLANDMAN INVESTMENTS LLC
All that parcel of land being described as Parcel 16 088 03 036 and **2709 PENWOOD PL** in deed book 27664 page 00282 less and except all parcels other than 16 088 03 036.
Levied on 05/09/2025 for the amount of $2,755.36 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496639
6/5,6/12,6/19,6/26DT
24-R30254222-JUL-RJS
To: Owner/Tenant:
ISLANDMAN INVESTMENTS LLC
Defendant:
ISLANDMAN INVESTMENTS LLC
All that parcel of land being described as Parcel 16 088 03 039 and **2703 PENWOOD PL** in deed book 28298 page 00042 less and except all parcels other than 16 088 03 039.
Levied on 05/09/2025 for the amount of $2,533.59 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496640
6/5,6/12,6/19,6/26DT
24-R30254226-JUL-RJS
To: Owner/Tenant:
ISLANDMAN INVESTMENTS LLC
Defendant:
ISLANDMAN INVESTMENTS LLC
All that parcel of land being described as Parcel 16 088 04 016 and **5931 SUTCLIFFE SQ** in deed book 28199 page 00100 less and except all parcels other than 16 088 04 016.
Levied on 05/09/2025 for the amount of $2,157.62 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496641
6/5,6/12,6/19,6/26DT
24-R30254235-JUL-RJS
To: Owner/Tenant:
ISLANDMAN INVESTMENTS LLC
Defendant:
ISLANDMAN INVESTMENTS LLC
All that parcel of land being described as Parcel 16 088 04 038 and **5926 SUTCLIFFE SQ** in deed book 28298 page 00040 less and except all parcels other than 16 088 04 038.
Levied on 05/09/2025 for the amount of $ 2,313.03 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496642
6/5,6/12,6/19,6/26DT
24-R30254236-JUL-RJS
To: Owner/Tenant:
ISLANDMAN INVESTMENTS LLC
Defendant:
ISLANDMAN INVESTMENTS LLC
All that parcel of land being described as Parcel 16 088 04 039 and **5916 SUTCLIFFE SQ** in deed book 28298 page 00038 less and except all parcels other than 16 088 04 039.
Levied on 05/09/2025 for the amount of $ 2,317.31 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496643
6/5,6/12,6/19,6/26DT
24-R30254237-JUL-RJS
To: Owner/Tenant:
ISLANDMAN INVESTMENTS LLC
Defendant:
ISLANDMAN INVESTMENTS LLC
All that parcel of land being described as Parcel 16 088 04 041 and **5906 SUTCLIFFE SQ** in deed book 29788 page 00457 less and except all parcels other than 16 088 04 041.
Levied on 05/09/2025 for the amount of $ 2,292.24 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496644
6/5,6/12,6/19,6/26DT
24-R30254239-JUL-RJS
To: Owner/Tenant:
ISLANDMAN INVESTMENTS LLC
Defendant:
ISLANDMAN INVESTMENTS LLC
All that parcel of land being described as Parcel 16 088 04 044 and **5912 SUTCLIFFE SQ** in deed book 28298 page 00036 less and except all parcels other than 16 088 04 044.
Levied on 05/09/2025 for the amount of $ 2,317.31 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496645
6/5,6/12,6/19,6/26DT
24-R30254250-JUL-RJS
To: Owner/Tenant:
ISLANDMAN INVESTMENTS LLC
Defendant:
ISLANDMAN INVESTMENTS LLC
All that parcel of land being described as Parcel 16 088 04 089 and **6051 REGENT MNR** in deed book 28298 page 00048 less and except all parcels other than 16 088 04 089.
Levied on 05/09/2025 for the amount of $ 2,574.18 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496646
6/5,6/12,6/19,6/26DT
24-R30254264-JUL-MLP
To: Owner/Tenant:
INFINITE BUSINESS CONCEPTS LLC
Defendant:
INFINITE BUSINESS CONCEPTS LLC
All that parcel of land being described as Parcel 16 089 03 005 and **6846 COVINGTON HWY** in deed book 20206 page 00799 less and except all parcels other than 16 089 03 005.
Levied on 05/09/2025 for the amount of $1,638.94 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496647
6/5,6/12,6/19,6/26DT
24-R30254265-JUL-MLP
To: Owner/Tenant:
INFINITE BUSINESS CONCEPTS LLC
Defendant:
INFINITE BUSINESS CONCEPTS LLC
All that parcel of land being described as Parcel 16 089 03 012 and **6826 COVINGTON HWY** in deed book 20206 page 00799 less and except all parcels other than 16 089 03 012.
Levied on 05/09/2025 for the amount of $12,914.45 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496648
6/5,6/12,6/19,6/26DT
24-R30254626-JUL-MLP
To: Owner/Tenant:
MORRISON TEAM INVESTMENT HOLDINGS LLC
Defendant:
MORRISON TEAM INVESTMENT HOLDINGS LLC
All that parcel of land being described as Parcel 16 104 04 018 and **2489 LITHONIA WEST DR** in deed book 30639 page 00653 less and except all parcels other than 16 104 04 018.
Levied on 05/09/2025 for the amount of $13,198.08 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496649
6/5,6/12,6/19,6/26DT
24-R30254627-JUL-MLP
To: Owner/Tenant:
MORRISON TEAM INVESTMENT HOLDINGS LLC
Defendant:
MORRISON TEAM INVESTMENT HOLDINGS LLC
All that parcel of land being described as Parcel 16 104 04 019 and **2488 LITHONIA WEST DR** in deed book 29919 page 00272 less and except all parcels other than 16 104 04 019.
Levied on 05/09/2025 for the amount of $20,692.76 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496650
6/5,6/12,6/19,6/26DT
24-R30254715-JUL-RJS
To: Owner/Tenant:
ISLANDMAN INVESTMENTS LLC
Defendant:
ISLANDMAN INVESTMENTS LLC
All that parcel of land being described as Parcel 16 113 05 054 and **6686 PAULA CT** in deed book 29129 page 00043 less and except all parcels other than 16 113 05 054.
Levied on 05/09/2025 for the amount of $526.08 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496651
6/5,6/12,6/19,6/26DT
24-R30254731-JUL-MLP
To: Owner/Tenant:
AXOM ENTERPRISES LLC
Defendant:
AXOM ENTERPRISES LLC
All that parcel of land being described as Parcel 16 118 05 017 and **6570 CHIRICAHUA DR** in deed book 21418 page 00630 less and except all parcels other than 16 118 05 017.
Levied on 05/09/2025 for the amount of $5,674.86 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496652
6/5,6/12,6/19,6/26DT
24-R30254801-JUL-ELM
To: Owner/Tenant:
TIGER PAW PROPERTIES LLC
Defendant:
TIGER PAW PROPERTIES LLC
All that parcel of land being described as Parcel 16 122 03 001 and **2214 RAMBLING WAY** in deed book 22964 page 00725 less and except all parcels other than 16 122 03 001.
Levied on 05/09/2025 for the amount of $5,962.30 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496653
6/5,6/12,6/19,6/26DT
24-R30255026-JUL-RJS
To: Owner/Tenant:
CAROLE SMITH CAMPBELL
Defendant:
CAROLE SMITH CAMPBELL
All that parcel of land being described as Parcel 16 136 03 006 and **2579 PHILLIPS ST** in deed book 27535 page 00247 less and except all parcels other than 16 136 03 006.
Levied on 05/09/2025 for the amount of $ 767.50 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496654
6/5,6/12,6/19,6/26DT
24-R30255152-JUL-RJS
To: Owner/Tenant:
STONECREST LAND HOLDINGS
Defendant:
STONECREST LAND HOLDINGS
All that parcel of land being described as Parcel 16 151 03 011 and **7841 STONECREST SQ** in deed book 24652 page 00444 less and except all parcels other than 16 151 03 011.
Levied on 05/09/2025 for the amount of $ 21,807.02 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496655
6/5,6/12,6/19,6/26DT
24-R30255725-JUL-RJS
To: Owner/Tenant:
INTERNATIONAL INVESTMENT AND DEVELOPMENT CENTER LLC
Defendant:
All that parcel of land being described as Parcel 16 199 02 105 and **2458 OVERLOOK AVE** in deed book page less and except all parcels other than 16 199 02 105.
Levied on 05/09/2025 for the amount of $ 378.73 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496656
6/5,6/12,6/19,6/26DT
24-R30255746-JUL-RJS
To: Owner/Tenant:
INTERNATIONAL INVESTMENT AND D CENTER LLC
Defendant:
INTERNATIONAL INVESTMENT AND D CENTER LLC
All that parcel of land being described as Parcel 16 218 02 001 and **7977 UNION GROVE RD** in deed book 24352 page 00023 less and except all parcels other than 16 218 02 001.
Levied on 05/09/2025 for the amount of $ 8,307.70 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496657
6/5,6/12,6/19,6/26DT
24-R30256018-JUL-RJS
To: Owner/Tenant:
MAMTA SINGH
VIJAY PASWAN
Defendant:
MAMTA SINGH
VIJAY PASWAN
All that parcel of land being described as Parcel 18 002 04 038 and **1074 OAKDALE RD NE** in deed book 30037 page 00707 less and except all parcels other than 18 002 04 038.
Levied on 05/09/2025 for the amount of $ 22,856.60 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496658
6/5,6/12,6/19,6/26DT
24-R30256031-JUL-RJS
To: Owner/Tenant:
AG DEVELOPMENT GROUP LLC
Defendant:
AG DEVELOPMENT GROUP LLC
All that parcel of land being described as Parcel 18 003 06 024 and **1168 CLIFTON RD NE** in deed book 30130 page 00269 less and except all parcels other than 18 003 06 024.
Levied on 05/09/2025 for the amount of $ 21,116.52 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496659
6/5,6/12,6/19,6/26DT
24-R30256161-JUL-SY1
To: Owner/Tenant:
THE SHUTTERWORKS INC
Defendant:
THE SHUTTERWORKS INC
All that parcel of land being described as Parcel 18 009 29 010 and **263 RIO CIR** in deed book 25246 page 00201 less and except all parcels other than 18 009 29 010.
Levied on 05/09/2025 for the amount of $ 18,971.34 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496660
6/5,6/12,6/19,6/26DT
24-R30256533-JUL-RJS
To: Owner/Tenant:
TYRONE TATE
MARCIA L TATE
Defendant:
TYRONE TATE
MARCIA L TATE
All that parcel of land being described as Parcel 18 025 03 058 and **809 MOUNTAIN OAKS PKWY** in deed book 22378 page 00776 less and except all parcels other than 18 025 03 058.
Levied on 05/09/2025 for the amount of $7,858.12 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496661
6/5,6/12,6/19,6/26DT
24-R30256747-JUL-ELM
To: Owner/Tenant:
TIGER PAW PROPERTIES LLC
Defendant:
TIGER PAW PROPERTIES LLC
All that parcel of land being described as Parcel 18 037 18 002 and **5327 RIDGE FOREST DR** in deed book 22847 page 00133 less and except all parcels other than 18 037 18 002.
Levied on 05/09/2025 for the amount of $5,525.88 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496662
6/5,6/12,6/19,6/26DT
24-R30257209-JUL-ELM
To: Owner/Tenant:
SANDYS PIZZA
Defendant:
SANDYS PIZZA
All that parcel of land being described as Parcel 18 051 12 036 and **1341 CLAIRMONT RD** in deed book 06703 page 00532 less and except all parcels other than 18 051 12 036.
Levied on 05/09/2025 for the amount of $ 52,904.88 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496663
6/5,6/12,6/19,6/26DT
24-R30257235-JUL-RJS
To: Owner/Tenant:
S&B DECATUR LLC
Defendant:
S&B DECATUR LLC
All that parcel of land being described as Parcel 18 052 04 022 and **1896 RIDGEWOOD DR** in deed book 29643 page 00084 less and except all parcels other than 18 052 04 022.
Levied on 05/09/2025 for the amount of $ 21,835.16 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496664
6/5,6/12,6/19,6/26DT
24-R30257274-JUL-RJS
To: Owner/Tenant:
JOAN G ALEXANDER REVOCABLE TRU
Defendant:
JOAN G ALEXANDER REVOCABLE TRU
All that parcel of land being described as Parcel 18 054 12 060 and **1355 EMORY RD NE** in deed book 28416 page 00382 less and except all parcels other than 18 054 12 060.
Levied on 05/09/2025 for the amount of $ 19,552.96 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496665
6/5,6/12,6/19,6/26DT
24-R30257502-JUL-SY1
To: Owner/Tenant:
LAPLANTA REAL ESTATE INVESTMENT COMPANY LLC
Defendant:
LAPLANTA REAL ESTATE INVESTMENT COMPANY LLC
All that parcel of land being described as Parcel 18 068 01 140 and **5148 MEMORIAL DR** in deed book 31005 page 00492 less and except all parcels other than 18 068 01 140.
Levied on 05/09/2025 for the amount of $ 18,111.32 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496666
6/5,6/12,6/19,6/26DT
24-R30257757-JUL-RJS
To: Owner/Tenant:
CAROLE SMITH CAMPBELL
Defendant:
CAROLE SMITH CAMPBELL
All that parcel of land being described as Parcel 18 074 06 004 and **5489 EVA MAMIE LN** in deed book 27535 page 00257 less and except all parcels other than 18 074 06 004.
Levied on 05/09/2025 for the amount of $ 950.59 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496667
6/5,6/12,6/19,6/26DT
24-R30257758-JUL-RJS
To: Owner/Tenant:
CAROLE SMITH CAMPBELL
Defendant:
CAROLE SMITH CAMPBELL
All that parcel of land being described as Parcel 18 074 06 005 and **875 BEAVER RUN RD** in deed book 27535 page 00253 less and except all parcels other than 18 074 06 005.
Levied on 05/09/2025 for the amount of $ 3,580.98 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496668
6/5,6/12,6/19,6/26DT
24-R30257762-JUL-RJS
To: Owner/Tenant:
CAROLE SMITH CAMPBELL
Defendant:
CAROLE SMITH CAMPBELL
All that parcel of land being described as Parcel 18 074 07 002 and **869 4TH ST** in deed book 27535 page 00255 less and except all parcels other than 18 074 07 002.
Levied on 05/09/2025 for the amount of $ 1,002.58 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496669
6/5,6/12,6/19,6/26DT
24-R30257769-JUL-RJS
To: Owner/Tenant:
CAROLE SMITH CAMPBELL
Defendant:
CAROLE SMITH CAMPBELL
All that parcel of land being described as Parcel 18 074 07 021 and **5470 WARNOLL ST** in deed book 27535 page 00259 less and except all parcels other than 18 074 07 021.
Levied on 05/09/2025 for the amount of $ 3,665.52 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496670
6/5,6/12,6/19,6/26DT
24-R30257772-JUL-RJS
To: Owner/Tenant:
CAROLE SMITH CAMPBELL
Defendant:
CAROLE SMITH CAMPBELL
All that parcel of land being described as Parcel 18 074 07 029 and **874 BEAVER RUN RD** in deed book 27535 page 00263 less and except all parcels other than 18 074 07 029.
Levied on 05/09/2025 for the amount of $ 3,288.17 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496671
6/5,6/12,6/19,6/26DT
24-R30257774-JUL-SY1
To: Owner/Tenant:
TTTT ENTERPRISE LLC
Defendant:
TTTT ENTERPRISE LLC
All that parcel of land being described as Parcel 18 074 10 001 and **854 2ND ST S** in deed book 30711 page 00003 less and except all parcels other than 18 074 10 001.
Levied on 05/09/2025 for the amount of $ 1,164.78 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496672
6/5,6/12,6/19,6/26DT
24-R30257775-JUL-SY1
To: Owner/Tenant:
TTTT ENTERPRISE LLC
Defendant:
TTTT ENTERPRISE LLC
All that parcel of land being described as Parcel 18 074 10 002 and **807 MAIN ST REAR** in deed book 30711 page 00003 less and except all parcels other than 18 074 10 002.
Levied on 05/09/2025 for the amount of $ 2,843.41 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496673
6/5,6/12,6/19,6/26DT
24-R30257842-JUL-SY1
To: Owner/Tenant:
TTTT ENTERPRISE LLC
Defendant:
TTTT ENTERPRISE LLC
All that parcel of land being described as Parcel 18 089 07 013 and **813 MAIN ST** in deed book 30711 page 00003 less and except all parcels other than 18 089 07 013.
Levied on 05/09/2025 for the amount of $ 14,959.98 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496674
6/5,6/12,6/19,6/26DT
24-R30257851-JUL-RJS
To: Owner/Tenant:
CAROLE SMITH CAMPBELL
Defendant:
CAROLE SMITH CAMPBELL
All that parcel of land being described as Parcel 18 089 09 004 and **894 4TH ST** in deed book 27535 page 00249 less and except all parcels other than 18 089 09 004.
Levied on 05/09/2025 for the amount of $ 3,610.75 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496675
6/5,6/12,6/19,6/26DT
24-R30257885-JUL-ELM
To: Owner/Tenant:
OMNI HOMES GA LLC
Defendant:
OMNI HOMES GA LLC
All that parcel of land being described as Parcel 18 089 30 002 and **1150 RANKIN ST 2 G** in deed book 30226 page 00470 less and except all parcels other than 18 089 30 002.
Levied on 05/09/2025 for the amount of $ 4,835.43 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496676
6/5,6/12,6/19,6/26DT
24-R30257888-JUL-ELM
To: Owner/Tenant:
OMNI HOMES GA LLC
Defendant:
OMNI HOMES GA LLC
All that parcel of land being described as Parcel 18 089 30 019 and **1150 RANKIN ST 1 K** in deed book 30226 page 00494 less and except all parcels other than 18 089 30 019.
Levied on 05/09/2025 for the amount of $4,292.66 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496677
6/5,6/12,6/19,6/26DT
24-R30257889-JUL-ELM
To: Owner/Tenant:
OMNI HOMES GA LLC
Defendant:
OMNI HOMES GA LLC
All that parcel of land being described as Parcel 18 089 30 023 and **1150 RANKIN ST 5 K** in deed book 28901 page 00738 less and except all parcels other than 18 089 30 023.
Levied on 05/09/2025 for the amount of $ 3,928.56 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496678
6/5,6/12,6/19,6/26DT
24-R30257892-JUL-ELM
To: Owner/Tenant:
OMNI HOMES GA LLC
Defendant:
OMNI HOMES GA LLC
All that parcel of land being described as Parcel 18 089 30 031 and **1150 RANKIN ST 1 M** in deed book 28901 page 00763 less and except all parcels other than 18 089 30 031.
Levied on 05/09/2025 for the amount of $ 3,078.75 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496679
6/5,6/12,6/19,6/26DT
24-R30257893-JUL-RJS
To: Owner/Tenant:
OPPORTUNITY FUND LLC
Defendant:
OPPORTUNITY FUND LLC
All that parcel of land being described as Parcel 18 089 30 033 and **1150 RANKIN ST 3 M** in deed book 29914 page 00208 less and except all parcels other than 18 089 30 033.
Levied on 05/09/2025 for the amount of $ 3,347.64 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496680
6/5,6/12,6/19,6/26DT
24-R30257894-JUL-RJS
To: Owner/Tenant:
OPPORTUNITY FUND LLC
Defendant:
OPPORTUNITY FUND LLC
All that parcel of land being described as Parcel 18 089 30 036 and **1150 RANKIN ST 6 M** in deed book 29919 page 00556 less and except all parcels other than 18 089 30 036.
Levied on 05/09/2025 for the amount of $ 3,347.64 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496681
6/5,6/12,6/19,6/26DT
24-R30257895-JUL-ELM
To: Owner/Tenant:
OMNI HOMES GA LLC
Defendant:
OMNI HOMES GA LLC
All that parcel of land being described as Parcel 18 089 30 038 and **1150 RANKIN ST 8 M** in deed book 28902 page 00044 less and except all parcels other than 18 089 30 038.
Levied on 05/09/2025 for the amount of $ 3,928.56 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496682
6/5,6/12,6/19,6/26DT
24-R30257902-JUL-ELM
To: Owner/Tenant:
OMNI HOMES GA LLC
Defendant:
OMNI HOMES GA LLC
All that parcel of land being described as Parcel 18 089 30 051 and **1150 RANKIN ST 8 O** in deed book 28902 page 00008 less and except all parcels other than 18 089 30 051.
Levied on 05/09/2025 for the amount of $ 3,172.79 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496683
6/5,6/12,6/19,6/26DT
24-R30257903-JUL-ELM
To: Owner/Tenant:
OMNI HOMES GA LLC
Defendant:
OMNI HOMES GA LLC
All that parcel of land being described as Parcel 18 089 30 055 and **1150 RANKIN ST 12 O** in deed book 30020 page 00356 less and except all parcels other than 18 089 30 055.
Levied on 05/09/2025 for the amount of $ 3,131.00 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496684
6/5,6/12,6/19,6/26DT
24-R30257907-JUL-ELM
To: Owner/Tenant:
OMNI HOMES GA LLC
Defendant:
OMNI HOMES GA LLC
All that parcel of land being described as Parcel 18 089 30 059 and **1150 RANKIN ST 16 O** in deed book 28902 page 00010 less and except all parcels other than 18 089 30 059.
Levied on 05/09/2025 for the amount of $ 3,172.79 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496685
6/5,6/12,6/19,6/26DT
24-R30257910-JUL-ELM
To: Owner/Tenant:
OMNI HOMES GA LLC
Defendant:
OMNI HOMES GA LLC
All that parcel of land being described as Parcel 18 089 30 064 and **1150 RANKIN ST 21 O** in deed book 30396 page 00091 less and except all parcels other than 18 089 30 064.
Levied on 05/09/2025 for the amount of $ 4,306.95 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496686
6/5,6/12,6/19,6/26DT
24-R30257912-JUL-RJS
To: Owner/Tenant:
OPPORTUNITY FUND LLC
Defendant:
OPPORTUNITY FUND LLC
All that parcel of land being described as Parcel 18 089 30 066 and **1150 RANKIN ST 23 O** in deed book 28889 page 00602 less and except all parcels other than 18 089 30 066.
Levied on 05/09/2025 for the amount of $ 4,306.95 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496687
6/5,6/12,6/19,6/26DT
24-R30257958-JUL-RJS
To: Owner/Tenant:
MEMORIAL ASSETS LLC
Defendant:
MEMORIAL ASSETS LLC
All that parcel of land being described as Parcel 18 091 04 002 and **6319 MEMORIAL DR** in deed book 30770 page 00158 less and except all parcels other than 18 091 04 002.
Levied on 05/09/2025 for the amount of $ 22,127.98 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496688
6/5,6/12,6/19,6/26DT
24-R30258096-JUL-RJS
To: Owner/Tenant:
PHMP KRISH LLC
Defendant:
PHMP KRISH LLC
All that parcel of land being described as Parcel 18 097 01 002 and **3906 E PONCE DE LEON AVE** in deed book 19419 page 00174 less and except all parcels other than 18 097 01 002.
Levied on 05/09/2025 for the amount of $ 23,115.28 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496689
6/5,6/12,6/19,6/26DT
24-R30258625-JUL-RJS
To: Owner/Tenant:
CAROLE SMITH CAMPBELL
Defendant:
CAROLE SMITH CAMPBELL
All that parcel of land being described as Parcel 18 126 05 002 and **1115 4TH ST** in deed book 27535 page 00251 less and except all parcels other than 18 126 05 002.
Levied on 05/09/2025 for the amount of $ 1,913.60 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496690
6/5,6/12,6/19,6/26DT
24-R30258626-JUL-RJS
To: Owner/Tenant:
CAROLE SMITH CAMPBELL
WILLIE JOE SMITH
Defendant:
CAROLE SMITH CAMPBELL
WILLIE JOE SMITH
All that parcel of land being described as Parcel 18 126 05 010 and **6735 STEVILLE ST** in deed book 27546 page 00003 less and except all parcels other than 18 126 05 010.
Levied on 05/09/2025 for the amount of $ 6,924.08 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496691
6/5,6/12,6/19,6/26DT
24-R30258638-JUL-ELM
To: Owner/Tenant:
OMNI HOMES GA LLC
Defendant:
OMNI HOMES GA LLC
All that parcel of land being described as Parcel 18 126 18 013 and **1151 RANKIN ST 13 A** in deed book 28902 page 00068 less and except all parcels other than 18 126 18 013.
Levied on 05/09/2025 for the amount of $ 3,172.79 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496692
6/5,6/12,6/19,6/26DT
24-R30258639-JUL-RJS
To: Owner/Tenant:
OPPORTUNITY FUND LLC
Defendant:
OPPORTUNITY FUND LLC
All that parcel of land being described as Parcel 18 126 18 014 and **1151 RANKIN ST 14 A** in deed book 29748 page 00404 less and except all parcels other than 18 126 18 014.
Levied on 05/09/2025 for the amount of $ 4,332.02 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496693
6/5,6/12,6/19,6/26DT
24-R30258645-JUL-RJS
To: Owner/Tenant:
OPPORTUNITY FUND LLC
Defendant:
OPPORTUNITY FUND LLC
All that parcel of land being described as Parcel 18 126 18 042 and **1150 RANKIN ST 3 D** in deed book 29765 page 00139 less and except all parcels other than 18 126 18 042.
Levied on 05/09/2025 for the amount of $ 4,049.87 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496694
6/5,6/12,6/19,6/26DT
24-R30258648-JUL-RJS
To: Owner/Tenant:
OPPORTUNITY FUND LLC
Defendant:
OPPORTUNITY FUND LLC
All that parcel of land being described as Parcel 18 126 18 048 and **1150 RANKIN ST 3 E** in deed book 28554 page 00141 less and except all parcels other than 18 126 18 048.
Levied on 05/09/2025 for the amount of $ 3,131.00 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496695
6/5,6/12,6/19,6/26DT
24-R30258652-JUL-ELM
To: Owner/Tenant:
OMNI HOMES GA LLC
Defendant:
OMNI HOMES GA LLC
All that parcel of land being described as Parcel 18 126 18 057 and **1150 RANKIN ST 6 F** in deed book 28909 page 00192 less and except all parcels other than 18 126 18 057.
Levied on 05/09/2025 for the amount of $ 3,961.90 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496696
6/5,6/12,6/19,6/26DT
24-R30258797-JUL-ELM
To: Owner/Tenant:
CRESCENT MEDICAL CENTRE LLC
Defendant:
CRESCENT MEDICAL CENTRE LLC
All that parcel of land being described as Parcel 18 145 14 004 and **1400 MONTREAL RD E** in deed book 15208 page 00209 less and except all parcels other than 18 145 14 004.
Levied on 05/09/2025 for the amount of $ 17,730.68 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496697
6/5,6/12,6/19,6/26DT
24-R30258798-JUL-ELM
To: Owner/Tenant:
CRESCENT MEDICAL CENTRE LLC
Defendant:
CRESCENT MEDICAL CENTRE LLC
All that parcel of land being described as Parcel 18 145 14 005 and **1390 MONTREAL RD E** in deed book 15208 page 00209 less and except all parcels other than 18 145 14 005.
Levied on 05/09/2025 for the amount of $ 26,511.28 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496698
6/5,6/12,6/19,6/26DT
24-R30258799-JUL-ELM
To: Owner/Tenant:
CRESCENT MEDICAL CENTRE LLC
Defendant:
CRESCENT MEDICAL CENTRE LLC
All that parcel of land being described as Parcel 18 145 14 009 and **1350 MONTREAL RD E** in deed book 15208 page 00209 less and except all parcels other than 18 145 14 009.
Levied on 05/09/2025 for the amount of $ 50,221.98 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2023, 2024.

390-496699
6/5,6/12,6/19,6/26DT
24-R30258836-JUL-ELM
To: Owner/Tenant:
POOLE HUFFMAN LLC
Defendant:
POOLE HUFFMAN LLC
All that parcel of land being described as Parcel 18 148 01 004 and **2966 LAVISTA RD** in deed book 24532 page 00194 less and except all parcels other than 18 148 01 004.
Levied on 05/09/2025 for the amount of $ 51,360.20 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496700
6/5,6/12,6/19,6/26DT
24-R30258895-JUL-MLP
To:Owner/Tenant:
SUPERSCAPES GA LLC
Defendant:
SUPERSCAPES GA LLC
All that parcel of land being described as Parcel 18 151 03 025 and **1385 BERKELEY LN NE** in deed book 30907 page 00013 less and except all parcels other than 18 151 03 025.
Levied on 05/09/2025 for the amount of $10,159.94 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496701
6/5,6/12,6/19,6/26DT
24-R30258899-JUL-MLP
To: Owner/Tenant:
R S TUGGLE
ROY S TUGGLE JR
Defendant:
R S TUGGLE
ROY S TUGGLE JR
All that parcel of land being described as Parcel 18 152 01 051 and **2420 N DRUID HILLS RD** in deed book 07043 page 00039 less and except all parcels other than 18 152 01 051.
Levied on 05/09/2025 for the amount of $28,802.06 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496702
6/5,6/12,6/19,6/26DT
24-R30258956-JUL-ELM
To: Owner/Tenant:
KRAKEN ENTERPRISES LLC
Defendant:
KRAKEN ENTERPRISES LLC
All that parcel of land being described as Parcel 18 156 11 011 and **13 CORPORATE BLVD** in deed book 29987 page 00409 less and except all parcels other than 18 156 11 011.
Levied on 05/09/2025 for the amount of $ 106,376.82 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496703
6/5,6/12,6/19,6/26DT
24-R30258958-JUL-SY1
To: Owner/Tenant:
OIP HOMES LLC
Defendant:
OIP HOMES LLC
All that parcel of land being described as Parcel 18 157 03 045 and **1679 OAK LN NE** in deed book 31144 page 00492 less and except all parcels other than 18 157 03 045.
Levied on 05/09/2025 for the amount of $ 8,682.14 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496704
6/5,6/12,6/19,6/26DT
24-R30259353-JUL-SY1
To: Owner/Tenant:
AZLAAN INC
Defendant:
AZLAAN INC
All that parcel of land being described as Parcel 18 191 01 010 and **1896 LUDOVIE LN** in deed book 30798 page 00363 less and except all parcels other than 18 191 01 010.
Levied on 05/09/2025 for the amount of $ 19,128.12 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496705
6/5,6/12,6/19,6/26DT
24-R30259407-JUL-RJS
To: Owner/Tenant:
CELIA KWOK, CHUNG Y KWOK
& PENDERGRAST FARM DEVELOPMENT COMPANY LLC
Defendant:
CELIA KWOK, CHUNG Y KWOK
& PENDERGRAST FARM DEVELOPMENT COMPANY LLC
All that parcel of land being described as Parcel 18 195 09 090 and **1957 JESSICA LN** in deed book 31479 page 00136 less and except all parcels other than 18 195 09 090.
Levied on 05/09/2025 for the amount of $ 4,062.14 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496706
6/5,6/12,6/19,6/26DT
24-R30259415-JUL-RJS
To: Owner/Tenant:
PENDERGRAST FARM DEVELOPMENT C
Defendant:
PENDERGRAST FARM DEVELOPMENT C
All that parcel of land being described as Parcel 18 195 09 101 and **3400 BRIARCLIFF RD** in deed book - page - less and except all parcels other than 18 195 09 101.
Levied on 05/09/2025 for the amount of $ 4,163.83 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496707
6/5,6/12,6/19,6/26DT
24-R30259416-JUL-RJS
To: Owner/Tenant:
PENDERGRAST FARM DEVELOPMENT COMPANY LLC
Defendant:
PENDERGRAST FARM DEVELOPMENT COMPANY LLC
All that parcel of land being described as Parcel 18 195 09 102 and **2161 JAMES ALY** in deed book - page - less and except all parcels other than 18 195 09 102.
Levied on 05/09/2025 for the amount of $474.78 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496708
6/5,6/12,6/19,6/26DT
24-R30259417-JUL-RJS
To: Owner/Tenant:
PENDERGRAST FARM DEVELOPMENT COMPANY LLC
Defendant:
PENDERGRAST FARM DEVELOPMENT COMPANY LLC
All that parcel of land being described as Parcel 18 195 09 103 and **1956 JESSICA LN** in deed book - page - less and except all parcels other than 18 195 09 103.
Levied on 05/09/2025 for the amount of $ 5,444.26 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496709
6/5,6/12,6/19,6/26DT
24-R30259418-JUL-RJS
To: Owner/Tenant:
PENDERGRAST FARM DEVELOPMENT COMPANY LLC
Defendant:
PENDERGRAST FARM DEVELOPMENT COMPANY LLC
All that parcel of land being described as Parcel 18 195 09 104 and **1951 CONTINENTAL DR** in deed book - page - less and except all parcels other than 18 195 09 104.
Levied on 05/09/2025 for the amount of $474.78 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496710
6/5,6/12,6/19,6/26DT
24-R30259453-JUL-MLP
To: Owner/Tenant:
SUPERSCAPES GA LLC
Defendant:
SUPERSCAPES GA LLC
All that parcel of land being described as Parcel 18 199 06 010 and **1250 GOODWIN RD NE** in deed book 30906 page 00481 less and except all parcels other than 18 199 06 010.
Levied on 05/09/2025 for the amount of $9,330.58 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496711
6/5,6/12,6/19,6/26DT
24-R30259454-JUL-MLP
To: Owner/Tenant:
SUPERSCAPES GA LLC
Defendant:
SUPERSCAPES GA LLC
All that parcel of land being described as Parcel 18 199 06 011 and **1940 E ROXBORO RD NE** in deed book 30907 page 00015 less and except all parcels other than 18 199 06 011.
Levied on 05/09/2025 for the amount of $8,533.54 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496712
6/5,6/12,6/19,6/26DT
24-R30259634-JUL-SY1
To: Owner/Tenant:
ABL RPC RESIDENTIAL CREDIT
& SIMPL DESIGN TEAM LLC
Defendant:
ABL RPC RESIDENTIAL CREDIT
& SIMPL DESIGN TEAM LLC
All that parcel of land being described as Parcel 18 204 02 025 and **1969 CLAIRMONT TER** in deed book 31205 page 00164 less and except all parcels other than 18 204 02 025.
Levied on 05/09/2025 for the amount of $ 18,522.88 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496713
6/5,6/12,6/19,6/26DT
24-R30259669-JUL-SY1
To: Owner/Tenant:
OIP HOMES LLC
Defendant:
OIP HOMES LLC
All that parcel of land being described as Parcel 18 207 02 025 and **2722 GLENBRIAR DR NE** in deed book 31255 page 00074 less and except all parcels other than 18 207 02 025.
Levied on 05/09/2025 for the amount of $ 10,314.52 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496714
6/5,6/12,6/19,6/26DT
24-R30259761-JUL-MLP
To: Owner/Tenant:
MOON STREET PROPERTY LLC
Defendant:
MOON STREET PROPERTY LLC
All that parcel of land being described as Parcel 18 212 03 029 and **2267 MOON ST** in deed book 230543 page 00539 less and except all parcels other than 18 212 03 029.
Levied on 05/09/2025 for the amount of $32,829.44 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496715
6/5,6/12,6/19,6/26DT
24-R30259871-JUL-SY1
To: Owner/Tenant:
MARIANNE MARTIN
Defendant:
MARIANNE MARTIN
All that parcel of land being described as Parcel 18 217 08 030 and **5157 ANTELOPE LN** in deed book 27105 page 00664 less and except all parcels other than 18 217 08 030.
Levied on 05/09/2025 for the amount of $ 4,638.56 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496716
6/5,6/12,6/19,6/26DT
24-R30259889-JUL-RJS
To: Owner/Tenant:
HOLDERS OF THE HOMEBANC MORTGA US BANK NA AS INDENTURE TRUSTEE
Defendant:
HOLDERS OF THE HOMEBANC MORTGA US BANK NA AS INDENTURE TRUSTEE
All that parcel of land being described as Parcel 18 219 01 070 and **2173 SPENCERS WAY** in deed book 30897 page 00481 less and except all parcels other than 18 219 01 070.
Levied on 05/09/2025 for the amount of $19,847.16 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496717
6/5,6/12,6/19,6/26DT
24-R30259902-JUL-SY1
To: Owner/Tenant:
DYNAMIC COMPANY LLC
Defendant:
DYNAMIC COMPANY LLC
All that parcel of land being described as Parcel 18 224 01 003 and **4540 LAWRENCEVILLE HWY** in deed book 29990 page 00241 less and except all parcels other than 18 224 01 003.
Levied on 05/09/2025 for the amount of $ 6,099.96 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496718
6/5,6/12,6/19,6/26DT
24-R30259903-JUL-SY1
To: Owner/Tenant:
DYNAMIC COMPANY LLC
Defendant:
DYNAMIC COMPANY LLC
All that parcel of land being described as Parcel 18 224 01 005 and **4526 LAWRENCEVILLE HWY** in deed book 29990 page 00241 less and except all parcels other than 18 224 01 005.
Levied on 05/09/2025 for the amount of $ 5,563.36 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496719
6/5,6/12,6/19,6/26DT
24-R30259996-JUL-RJS
To: Owner/Tenant:
PRIME INVESTMENT RESOURCES LLC
Defendant:
PRIME INVESTMENT RESOURCES LLC
All that parcel of land being described as Parcel 18 234 02 047 and **2331 PEACHWOOD CIR** in deed book 29258 page 00724 less and except all parcels other than 18 234 02 047.
Levied on 05/09/2025 for the amount of $5,931.44 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496720
6/5,6/12,6/19,6/26DT
24-R30260046-JUL-SY1
To: Owner/Tenant:
MARKO V POLIC
JENNIFER POLIC
Defendant:
MARKO V POLIC
JENNIFER POLIC
All that parcel of land being described as Parcel 18 236 11 028 and **2442 SKYLAND TRL** in deed book 23819 page 00670 less and except all parcels other than 18 236 11 028.
Levied on 05/09/2025 for the amount of $16,802.26 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496721
6/5,6/12,6/19,6/26DT
24-R30260147-JUL-SY1
To: Owner/Tenant:
PACIFIC HIGHLAND INVESTMENTS LLC
Defendant:
PACIFIC HIGHLAND INVESTMENTS LLC
All that parcel of land being described as Parcel 18 240 05 003 and **2771 OSBORNE RD NE** in deed book 27788 page 00773 less and except all parcels other than 18 240 05 003.
Levied on 05/09/2025 for the amount of $ 16,673.88 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for ear(s) 2024.

390-496722
6/5,6/12,6/19,6/26DT
24-R30260164-JUL-RJS
To: Owner/Tenant:
DEREK GRANT
KELLI GRANT
Defendant:
DEREK GRANT
KELLI GRANT
All that parcel of land being described as Parcel 18 241 11 008 and **1417 WILFORD DR NE** in deed book 28911 page 00768 less and except all parcels other than 18 241 11 008.
Levied on 05/09/2025 for the amount of $22,738.66 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496723
6/5,6/12,6/19,6/26DT
24-R30260444-JUL-ELM
To: Owner/Tenant:
3355 NORTHEAST EXPRESSWAY LLC
Defendant:
3355 NORTHEAST EXPRESSWAY LLC
All that parcel of land being described as Parcel 18 267 01 004 and **3355 NORTHEAST EXPY NE** in deed book 28473 page 00165 less and except all parcels other than 18 267 01 004.
Levied on 05/09/2025 for the amount of $ 101,284.60 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496724
6/5,6/12,6/19,6/26DT
24-R30260445-JUL-ELM
To: Owner/Tenant:
3395 NORTHEAST EXPRESSWAY, LLC
Defendant:
3395 NORTHEAST EXPRESSWAY, LLC
All that parcel of land being described as Parcel 18 267 01 007 and **3395 NORTHEAST EXPY NE** in deed book 28473 page 00173 less and except all parcels other than 18 267 01 007.
Levied on 05/09/2025 for the amount of $ 121,295.86 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496725
6/5,6/12,6/19,6/26DT
24-R30260446-JUL-ELM
To: Owner/Tenant:
3375 NORTHEAST EXPRESSWAY, LLC
Defendant:
3375 NORTHEAST EXPRESSWAY, LLC
All that parcel of land being described as Parcel 18 267 01 008 and **3375 NORTHEAST EXPY NE** in deed book 28473 page 00169 less and except all parcels other than 18 267 01 008.
Levied on 05/09/2025 for the amount of $131,009.72 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496726
6/5,6/12,6/19,6/26DT
24-R30260538-JUL-RJS
To: Owner/Tenant:
VIBE INVESTMENT GROUP LLC
Defendant:
VIBE INVESTMENT GROUP LLC
All that parcel of land being described as Parcel 18 274 04 292 and **1146 BROOKHAVEN WALK WAY** in deed book 31080 page 00061 less and except all parcels other than 18 274 04 292.
Levied on 05/09/2025 for the amount of $12,008.58 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496727
6/5,6/12,6/19,6/26DT
24-R30260545-JUL-MLP
To: Owner/Tenant:
MEOCHENG INVESTMENT USA CO LTD
Defendant:
MEOCHENG INVESTMENT USA CO LTD
All that parcel of land being described as Parcel 18 275 04 009 and **1094 WIMBERLY RD NE** in deed book 30519 page 00719 less and except all parcels other than 18 275 04 009.
Levied on 05/09/2025 for the amount of $32,031.22 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496728
6/5,6/12,6/19,6/26DT
24-R30260556-JUL-SY1
To: Owner/Tenant:
LIAM HOMES HOLDINGS
Defendant:
LIAM HOMES HOLDINGS
All that parcel of land being described as Parcel 18 275 07 019 and **3209 MAE AVE NE** in deed book 31583 page 00294 less and except all parcels other than 18 275 07 019.
Levied on 05/09/2025 for the amount of $7,489.04 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496729
6/5,6/12,6/19,6/26DT
24-R30260557-JUL-SY1
To: Owner/Tenant:
LIAM HOMES HOLDINGS
Defendant:
LIAM HOMES HOLDINGS
All that parcel of land being described as Parcel 18 275 07 020 and **3213 MAE AVE NE** in deed book 31583 page 00294 less and except all parcels other than 18 275 07 020.
Levied on 05/09/2025 for the amount of $ 9,460.38 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496730
6/5,6/12,6/19,6/26DT
24-R30260559-JUL-SY1
To: Owner/Tenant:
STATURE PROPERTIES LLC
Defendant:
STATURE PROPERTIES LLC
All that parcel of land being described as Parcel 18 275 08 001 and **3147 OSBORNE RD** in deed book 23532 page 00001 less and except all parcels other than 18 275 08 001.
Levied on 05/09/2025 for the amount of $1,705.45 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496731
6/5,6/12,6/19,6/26DT
24-R30260563-JUL-SY1
To: Owner/Tenant:
STATURE PROPERTIES LLC
Defendant:
STATURE PROPERTIES LLC
All that parcel of land being described as Parcel 18 275 08 024 and **3153 OSBORNE RD** in deed book 23234 page 00670 less and except all parcels other than 18 275 08 024.
Levied on 05/09/2025 for the amount of $6,776.90 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496732
6/5,6/12,6/19,6/26DT
24-R30260740-JUL-SY1
To: Owner/Tenant:
DYNAMIC COMPANY LLC
Defendant:
DYNAMIC COMPANY LLC
All that parcel of land being described as Parcel 18 286 02 009 and **3885 CHAMBLEE TUCKER RD** in deed book 28896 page 00578 less and except all parcels other than 18 286 02 009.
Levied on 05/09/2025 for the amount of $6,557.30 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496733
6/5,6/12,6/19,6/26DT
24-R30260882-JUL-ELM
To: Owner/Tenant:
EG MANKATO PERKINS LLC
E G ROSEVILLE BAKERS SQUARE LL
Defendant:
EG MANKATO PERKINS LLC
E G ROSEVILLE BAKERS SQUARE LL
All that parcel of land being described as Parcel 18 294 04 005 and **3301 BUCKEYE RD** in deed book 30517 page 00291 less and except all parcels other than 18 294 04 005.
Levied on 05/09/2025 for the amount of $ 68,932.22 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496734
6/5,6/12,6/19,6/26DT
24-R30261128-JUL-MLP
To: Owner/Tenant:
MC/GR INVESTMENTS INC
Defendant:
MC/GR INVESTMENTS INC
All that parcel of land being described as Parcel 18 295 01 020 and **3762 DEKALB TECHNOLOGY PKWY** in deed book 21219 page 00673 less and except all parcels other than 18 295 01 020.
Levied on 05/09/2025 for the amount of $37,294.42 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496735
6/5,6/12,6/19,6/26DT
24-R30261203-JUL-SY1
To: Owner/Tenant:
ECLIPSE LLC
Defendant:
ECLIPSE LLC
All that parcel of land being described as Parcel 18 300 02 013 and **2351 JOHNSON FERRY RD** in deed book 30800 page 00572 less and except all parcels other than 18 300 02 013.
Levied on 05/09/2025 for the amount of $8,867.24 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496736
6/5,6/12,6/19,6/26DT
24-R30261208-JUL-SY1
To: Owner/Tenant:
5220 PEACHTREE BLVD LLC
Defendant:
5220 PEACHTREE BLVD LLC
All that parcel of land being described as Parcel 18 300 08 003 and **5220 PEACHTREE INDUSTRIAL BLVD** in deed book 30300 page 00718 less and except all parcels other than 18 300 08 003.
Levied on 05/09/2025 for the amount of $17,080.90 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496737
6/5,6/12,6/19,6/26DT
24-R30261210-JUL-SY1
To: Owner/Tenant:
ECLIPSE LLC
Defendant:
ECLIPSE LLC
All that parcel of land being described as Parcel 18 300 10 022 and **2378 JOHNSON FERRY RD** in deed book 30800 page 00504 less and except all parcels other than 18 300 10 022.
Levied on 05/09/2025 for the amount of $8,547.30 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496738
6/5,6/12,6/19,6/26DT
24-R30261229-JUL-SY1
To: Owner/Tenant:
STATURE PROPERTIES LLC
Defendant:
STATURE PROPERTIES LLC
All that parcel of land being described as Parcel 18 303 02 013 and **1020 MENDELL CIR** in deed book 22389 page 00435 less and except all parcels other than 18 303 02 013.
Levied on 05/09/2025 for the amount of $11,373.40 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496739
6/5,6/12,6/19,6/26DT
24-R30261333-JUL-SY1
To: Owner/Tenant:
17TH INVESTMENT INC
Defendant:
17TH INVESTMENT INC
All that parcel of land being described as Parcel 18 310 04 030 and **5266 BUFORD HWY NE** in deed book 30305 page 00425 less and except all parcels other than 18 310 04 030.
Levied on 05/09/2025 for the amount of $17,253.20 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496740
6/5,6/12,6/19,6/26DT
24-R30261388-JUL-ELM
To: Owner/Tenant:
5TH STREET LODGE LLC
Defendant:
5TH STREET LODGE LLC
All that parcel of land being described as Parcel 18 314 04 001 and **4422 NORTHEAST EXPY** in deed book 31173 page 00624 less and except all parcels other than 18 314 04 001.
Levied on 05/09/2025 for the amount of $96,601.27 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496741
6/5,6/12,6/19,6/26DT
24-R30261450-JUL-MLP
To: Owner/Tenant:
RESIDE PARTNERS LLC
Defendant:
RESIDE PARTNERS LLC
All that parcel of land being described as Parcel 18 321 05 003 and **3820 STEWART RD** in deed book 30434 page 00607 less and except all parcels other than 18 321 05 003.
Levied on 05/09/2025 for the amount of $27,837.04 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496742
6/5,6/12,6/19,6/26DT
24-R30261451-JUL-MLP
To: Owner/Tenant:
RESIDE PARTNERS LLC
Defendant:
RESIDE PARTNERS LLC
All that parcel of land being described as Parcel 18 321 05 011 and **2697 R CHURCH DR** in deed book 30434 page 00607 less and except all parcels other than 18 321 05 011.
Levied on 05/09/2025 for the amount of $1,161.72 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496743
6/5,6/12,6/19,6/26DT
24-R30261455-JUL-ELM
To: Owner/Tenant:
LOTUS GROVE LLC
Defendant:
LOTUS GROVE LLC
All that parcel of land being described as Parcel 18 321 08 012 and **2850 N DEKALB DR** in deed book 31045 page 00621 less and except all parcels other than 18 321 08 012.
Levied on 05/09/2025 for the amount of $47,418.88 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496744
6/5,6/12,6/19,6/26DT
24-R30261675-JUL-MLP
To: Owner/Tenant:
CENTURY COMMUNITIES OF GEORGIA
Defendant:
CENTURY COMMUNITIES OF GEORGIA
All that parcel of land being described as Parcel 18 335 13 028 and **2685 CEDAR PINE WAY** in deed book 27304 page 00290 less and except all parcels other than 18 335 13 028.
Levied on 05/09/2025 for the amount of $1,268.18 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496745
6/5,6/12,6/19,6/26DT
24-R30261677-JUL-MLP
To: Owner/Tenant:
CENTURY COMMUNITIES OF GEORGIA
Defendant:
CENTURY COMMUNITIES OF GEORGIA
All that parcel of land being described as Parcel 18 335 13 030 and **2677 CEDAR PINE WAY** in deed book 27304 page 00290 less and except all parcels other than 18 335 13 030.
Levied on 05/09/2025 for the amount of $1,300.75 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496746
6/5,6/12,6/19,6/26DT
24-R30261680-JUL-MLP
To: Owner/Tenant:
CENTURY COMMUNITIES OF GEORGIA
Defendant:
CENTURY COMMUNITIES OF GEORGIA
All that parcel of land being described as Parcel 18 335 13 033 and **2665 CEDAR PINE WAY** in deed book 27304 page 00290 less and except all parcels other than 18 335 13 033.
Levied on 05/09/2025 for the amount of $298.76 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496747
6/5,6/12,6/19,6/26DT
24-R30261702-JUL-ELM
To: Owner/Tenant:
5938 BUFORD LLC
Defendant:
5938 BUFORD LLC
All that parcel of land being described as Parcel 18 337 03 001 and **5938 BUFORD HWY** in deed book 30022 page 00277 less and except all parcels other than 18 337 03 001.
Levied on 05/09/2025 for the amount of $176,999.12 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496748
6/5,6/12,6/19,6/26DT
24-R30261819-JUL-ELM
To: Owner/Tenant:
JPMORGAN CHASE BANK NATIONAL ASSOCIATION
Defendant:
JPMORGAN CHASE BANK NATIONAL ASSOCIATION
All that parcel of land being described as Parcel 18 347 01 033 and **4453 ASHFORD DUNWOODY RD** in deed book 26730 page 00293 less and except all parcels other than 18 347 01 033.
Levied on 05/09/2025 for the amount of $73,402.10 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496749
6/5,6/12,6/19,6/26DT
24-R30261879-JUL-ELM
To: Owner/Tenant:
DUNWOODY DEVELOPMENT COMPANY LCL
Defendant:
DUNWOODY DEVELOPMENT COMPANY LCL
All that parcel of land being described as Parcel 18 352 12 010 and **4621 N SHALLOWFORD RD** in deed book 29624 page 00529 less and except all parcels other than 18 352 12 010.
Levied on 05/09/2025 for the amount of $39,662.32 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496750
6/5,6/12,6/19,6/26DT
24-R30261935-JUL-RJS
To: Owner/Tenant:
ATLANTIC INVESTMENT VENTURES LLC
Defendant:
ATLANTIC INVESTMENT VENTURES LLC
All that parcel of land being described as Parcel 18 356 01 050 and **4567 AMBERLY CT S** in deed book 30404 page 00186 less and except all parcels other than 18 356 01 050. Levied on 05/09/2025 for the amount of $ 8,455.04 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-496751
6/5,6/12,6/19,6/26DT
24-R30264407-JUL-RJS
To: Owner/Tenant:
STUART SEGERMAN
KRISTIN F SEGERMAN
Defendant:
STUART SEGERMAN
KRISTIN F SEGERMAN
All that parcel of land being described as Parcel 15 242 01 015 and **846 LULLWATER RD NE** in deed book 08342 page 00624 less and except all parcels other than 15 242 01 015. Levied on 05/09/2025 for the amount of $ 23,353.96 to satisfy certain state, county, and city fieri facias For tax, penalties, interest and legal cost for year(s) 2024.

390-999999
TAX COMMISSIONER
Ex-Officio Sheriff
DeKalb County
Suite 100
4380 Memorial Dr
Decatur, GA 30032
Refer to: Delinquent Collections
404-298-3053

Foreclosures: Residential

420-495176 4/24,5/1,5/8,5/15 5/22,5/29,6/5,6/12,6/19,6/26
NOTICE OF SALE UNDER POWER
GEORGIA, DEKALB COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by **Al Holmes to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for HomeBridge Financial Services, Inc., its successors and assigns,** dated May 16, 2014, recorded in Deed Book 24387, Page 476, DeKalb County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 27753, Page 282, DeKalb County, Georgia Records, as last transferred to U.S. BANK TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR PL PRETIUM TRUST by assignment recorded in Deed Book 31691, Page 410, DeKalb County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SIXTY-NINE THOUSAND THREE HUNDRED SEVENTY-FIVE AND 0/100 DOLLARS ($169,375.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of DeKalb County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in July, 2025, the following described property:
SEE EXHIBIT “A” ATTACHED HERETO AND MADE A PART HEREOF
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.
U.S. BANK TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR PL PRETIUM TRUST is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Selene Finance, 3501 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019, 877-768-3759.
Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.
To the best knowledge and belief of the undersigned, the party in possession of the property is Al Holmes or a tenant or tenants and said property is more commonly known as **3925 Dunaire Dr, Stone Mountain, Georgia 30083.** Should a conflict arise between the property address and the legal description the legal description will control.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.
U.S. BANK TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR PL PRETIUM TRUST
as Attorney in Fact for
Al Holmes
McCalla Raymer Leibert Pierce, LLP
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT “A”
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 13 OF THE 18TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING LOT 15, DUNAIRE COMMONS SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 201, PAGES 4-6, DEKALB COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. SAID PROPERTY BEING KNOWN AS 3925 DUNAIRE DRIVE ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN DEKALB COUNTY, GEORGIA.
MR/mac 7/1/25
Our file no. ++24-16466GA - FT8/Holmes++

420-495225 4/24,5/1,5/8,5/15 5/22,5/29,6/5,6/12,6/19,6/26
NOTICE OF SALE UNDER POWER
GEORGIA, DEKALB COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Dana L Hrabovsky to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for CBC National Bank, a National Bank, its successors and assigns dated September 25, 2009, recorded in Deed Book 21678, Page 607, DeKalb County, Georgia Records, as last transferred to Wells Fargo Bank, N.A. by assignment recorded in Deed Book 23275, Page 665, DeKalb County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED TWENTY THOUSAND TWO HUNDRED TEN AND 0/100 DOLLARS ($220,210.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of DeKalb County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in July, 2025, the following described property:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.
Wells Fargo Bank, N.A. is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Wells Fargo Bank, N.A., PO Box 10335, Des Moines, IA 50306, (800) 416-1472.
Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.
To the best knowledge and belief of the undersigned, the party in possession of the property is Dana L Hrabovsky f/k/a Dana L. Boyle or a tenant or tenants and said property is more commonly known as **3028 Appling Drive, Atlanta, GA 30341**. Should a conflict arise between the property address and the legal description the legal description will control.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.
Wells Fargo Bank, N.A.
as Attorney in Fact for
Dana L Hrabovsky
McCalla Raymer Leibert Pierce, LLP
1544 Old Alabama Rd
Roswell, GA 30076
www.foreclosurehotline.net
*Auction services provided by Auction.com (www.auction.com)
EXHIBIT "A"
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 253 OF THE 18TH DISTRICT, DEKALB COUNTY GEORGIA BEING LOT 26, BLOCK D, UNIT TWO DRESDEN MANOR SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK 33, PAGE 102 DEKALB COUNTY GEORGIA RECORDS. SAID PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.
MR / KS July 1, 2025
Our file no. ++25-17472GA-FT5 /Hrabovsky++
25-17472GA

420-495303 5/1,5/8,5/15,5/22 5/29,6/5,6/12,6/19,6/26
NOTICE OF SALE UNDER POWER
STATE OF GEORGIA
DEKALB COUNTY
WHEREAS, **Ikeysha L. Arnold, an unmarried woman , as borrower(s), executed a SECURITY DEED to Bank of America N.A. , Lender** which was dated 6/16/2008, and recorded on 6/20/2008, in Instrument No.: 2008118010, Deed Book 20898, Page 121, securing the payment of a Note in the amount of $132,914.00 in DeKalb County, Georgia Register of Deeds. NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Security Deed by the Holder, and by virtue of the power of sale and authority vested in it, will on 7/1/2025 sell at public outcry to the highest bidder for cash During the legal hours of sale before the door of the courthouse of DeKalb County, Georgia, 556 N. McDonough Street, Decatur, Georgia 30030 of DeKalb, the following described property situated in DeKalb County, Georgia, to wit:
ALL THAT TRACT OF LAND LYING AND BEING IN LAND LOT 38 OF THE 18TH DISTRICT, DEKALB COUNTY, GEORGIA BEING LOT 8, BLOCK B MARTIN=S CORNER SUBDIVISION, UNIT 1, AS PER PLAT RECORDED IN PLAT BOOK 65, PAGE 55, DEKALB COUNTY RECORDS, SAID PLAT BEING INCORPORATED HERE IN BY REFERENCE THERETO. Tax Parcel ID: 18-0038-03-023 Being real property commonly known as **408 MARTIN RD STONE MOUNTAIN, GA 30088** The debt remaining in default, this sale will be made for the purpose of paying the debt and all expenses of this sale including attorney's fees (notice of intent to collect attorney's fees having been given). Said sale will be made subject to the following items which may affect the title to said property: All restrictive covenants, easements and rights-of-way appearing of record, if any; all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; all outstanding or unpaid bills and assessments for street improvements, curbing, garbage, water, sewage and public utilities which may be liens upon said property; and any outstanding taxes, assessments and other liens superior to the security deed being foreclosed hereby. To the best knowledge and belief of the undersigned, the above-described property is in the possession of the borrower and/or other persons with the consent and acquiescence of the borrower. Except to the extent that the Holder may bind and obligate Mortgagors to warrant title to the Property under the terms of the Security Deed, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied. All sales are "as is", "where is'. The entire purchase price is due and payable at the conclusion of the auction in the form of certified funds. Insufficient funds will not be accepted. Amounts received in excess of the winning bid will be refunded to the successful purchaser. This property is being sold with express reservation that the sale is subject to confirmation by lender or Substitute Trustee. Pursuant to O.C.G.A. Section 44-14-162.2, the name, address and telephone number of the person or entity who shall have full authority to negotiate, amend, or modify all terms of the above-described mortgage is as follows: Carrington Mortgage Services, LLC, 1600 S. Douglass Road, Suite 200 A Anaheim, CA 92806, Telephone No.: 800-561-4567 The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require Carrington Mortgage Services, LLC to negotiate, amend, or modify the terms of the Security Deed described herein. Carrington Mortgage Services, LLC as Attorney in Fact for Ikeysha L. Arnold Attorney Contact: Miller, George and Suggs, PLLC 3000 Langford Road, Building 100 Peachtree Corners, GA 30071 Phone: 404-793-1447 Fax: 404-738-1558 TS # 25-34437 THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. ++A-4840966/ Ikeysha L. Arnold++
05/01/2025, 05/08/2025, 05/15/2025, 05/22/2025, 05/29/2025, 06/05/2025, 06/12/2025, 06/19/2025, 06/26/2025

420-496238 5/15,6/5,6/12,6/19 6/26
NOTICE OF SALE UNDER POWER
GEORGIA, DEKALB COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from **PUNNY BRITTINE, JR. to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR NEWREZ LLC,** dated September 19, 2019, recorded September 30, 2019, in Deed Book 27823, Page 715, DeKalb County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Nine Thousand Four Hundred Ninety-Eight and 00/100 dollars ($109,498.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to NewRez LLC d/b/a Shellpoint Mortgage Servicing, there will be sold at public outcry to the highest bidder for cash at the DeKalb County Courthouse, within the legal hours of sale on the first Tuesday in July, 2025, all property described in said Security Deed including but not limited to the following described property:
ALL THAT TRACT OR PARCEL OF LAND SITUATE LYING AND BEING IN LAND LOT 38 OF THE 18TH DISTRICT, DEKALB COUNTY, GEORGIA, AND BEING LOT 5, BLOCK C, ROCKBOROUGH, UNIT FIVE, AS PER PLAT RECORDED IN PLAT BOOK 63, PAGE 91, DEKALB COUNTY, GEORGIA, RECORDS; BEING IMPROVED PROPERTY KNOWN AS 512 ROCKBOROUGH TERRACE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN DEKALB COUNTY, GEORGIA.THE IMPROVEMENTS THEREON BEING KNOWN AS 512 ROCKBOROUGH TERRACE, STONE MOUNTAIN, GEORGIA - 30083.
Said legal description being controlling, however the property is more commonly known as **512 ROCKBOROUGH TER, STONE MOUNTAIN, GA 30083.**
The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys’ fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.
Said property will be sold on an “as-is” basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.
To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is PUNNY BRITTINE, JR., ESTATE AND/OR HEIRS-AT-LAW OF PUNNY BRITTINE , or tenants(s).
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend and modify all terms of the loan (although not required by law to do so) is: NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing, Loss Mitigation Dept., 75 Beattie Place Ste. 300, Greenville, SC 29601, Telephone Number: 800-365-7107. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
as Attorney in Fact for
PUNNY BRITTINE, JR.
THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Attorney Contact: Rubin Lublin, LLC
3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071
Telephone Number: (877) 813-0992 Case No. ++SHP-25-00568-1/PUNNY BRITTINE, JR.++
Ad Run Dates 05/15/2025, 06/05/2025, 06/12/2025, 06/19/2025, 06/26/2025
rlselaw.com/property-listing

420-496417 5/22,5/29,6/5,6/12 ,6/19,6/26
STATE OF GEORGIA
COUNTY OF DEKALB
NOTICE OF SALE UNDER POWER
Because of a default under the terms of the Security Deed executed by **Gerald Linn to Mortgage Electronic Registration Systems, Inc., as nominee for Quicken Loans, Inc.** dated November 25, 2014, and recorded in Deed Book 24695, Page 494, as last modified in Deed Book 31142, Page 474, DeKalb County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Rocket Mortgage, LLC, fka Quicken Loans, LLC, securing a Note in the original principal amount of $54,945.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, July 1, 2025, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit:
Land Situated in the County of DeKalb in the State of GA
ALL THAT TRACT or parcel of land lying and being in DISTRICT 16 LAND LOT 3 PLAT AND DEED, according to plat recorded in DEED BOOK 21585 PAGE 172, DeKalb County, Georgia records. Said property is improved property known as 4959 Gatehouse

Way, Stone Mountain GA 30088 according to the present system of numbering property in DeKalb County, Georgia.
Said property is known as **4959 Gatehouse Way, Stone Mountain, GA 30088,** together with all fixtures and personal property attached to and constituting a part of said property, if any.
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor.
The property is or may be in the possession of Gerald Linn, successor in interest or tenant(s).
Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. as Attorney-in-Fact for ++Gerald Linn
File no. 25-082839++
LOGS LEGAL GROUP LLP*
Attorneys and Counselors at Law
211 Perimeter Center Parkway, N.E., Suite 130
Atlanta, GA 30346
(770) 220-2535
https://www.logs.com/
*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

420-496516 5/29,6/5,6/12,6/19,6/26
STATE OF GEORGIA
COUNTY OF DEKALB
NOTICE OF SALE UNDER POWER
Because of a default under the terms of the Security Deed executed by **Eugene B. Abington to Mortgage Electronic Registration Systems, Inc.**, as nominee for Quicken Loans Inc. dated May 22, 2015, and recorded in Deed Book 24980, Page 358, DeKalb County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Rocket Mortgage, LLC, fka Quicken Loans, LLC, securing a Note in the original principal amount of $117,928.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, July 1, 2025, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: Land Situated in the City of Decatur in the County of DeKalb in the State of GA ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 93 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA, AND BEING LOT 1, BLOCK A, UNIT 1, HARTWOOD ESTATES SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 54, PAGE 115, DEKALB COUNTY, GEORGIA RECORDS, WHICH PLAT IS MADE APART HEREOF AND INCORPORATED HEREIN BY REFERENCE.
Said property is known as **3354 Wakefield Drive, Decatur, GA 30034**, together with all fixtures and personal property attached to and constituting a part of said property, if any.
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor.
The property is or may be in the possession of Eugene B. Abington and Yolanda Abington, successor in interest or tenant(s).
Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. as Attorney-in-Fact for Eugene B. Abington
++File no. 25-082837/Abington++
LOGS LEGAL GROUP LLP*
Attorneys and Counselors at Law
211 Perimeter Center Parkway, N.E., Suite 130
Atlanta, GA 30346
(770) 220-2535
https://www.logs.com/
*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

420-496517 5/29,6/5,6/12,6/19 6/26
STATE OF GEORGIA
COUNTY OF DEKALB
NOTICE OF SALE UNDER POWER
Because of a default under the terms of the Security Deed executed by **Desiree Maynard to Mortgage Electronic Registration Systems, Inc., as nominee for Suntrust Mortgage, Inc.** dated July 21, 2009, and recorded in Deed Book 21593, Page 299, DeKalb County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Federal Home Loan Mortgage Corporation, as Trustee for Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2021-1, securing a Note in the original principal amount of $88,000.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, July 1, 2025, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: All that tract or parcel of land lying and being in Land Lot 229 of the 16th District, DeKalb County, Georgia, being Lot 35, Block A, Unit One of Harmony Hills Subdivision, as per plat thereof recorded in Plat Book 106, Page 38-39, DeKalb County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description.
Said property is known as **1756 Harmony Hills Court, Lithonia, GA 30058,** together with all fixtures and personal property attached to and constituting a part of said property, if any.
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor.
The property is or may be in the possession of Desiree Maynard, successor in interest or tenant(s).
Federal Home Loan Mortgage Corporation, as Trustee for Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2021-1 as Attorney-in-Fact for Desiree Maynard
++File no. 25-082742/Maynard++
LOGS LEGAL GROUP LLP*
Attorneys and Counselors at Law
211 Perimeter Center Parkway, N.E., Suite 130
Atlanta, GA 30346
(770) 220-2535
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420-496876 6/5,6/12,6/196/26
Notice of Sale Under Power
State of Georgia
, County of DeKalb
Under and by virtue of the Power of Sale contained in a Security Deed given by Scott Julion to Mortgage Electronic Registration Systems, Inc., as nominee for Click N' Close, Inc. (the Secured Creditor), dated March 7, 2024, and Recorded on March 14, 2024 as Book No. 31334 and Page No. 114, DeKalb County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of $382,936.00, with interest at the rate specified therein, as last assigned to Click N' Close, Inc. by assignment that is or to be recorded in the DeKalb County, Georgia Records, there will be sold by the undersigned at public outcry to the highest bidder for cash at the DeKalb County Courthouse within the legal hours of sale on the first Tuesday in JULY, 2025, the following described property:

All that tract or parcel of land lying and being in Land Lot 60 of the 15th District, DeKalb County, Georgia, being Lot 6, Block C, Cherry Ridge, Phase II-A, as per plat recorded in Plat Book 92, Page 9, DeKalb County, Georgia Records, which plat is hereby incorporated herein by reference.

Tax ID: 15 060 03 006

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Click N' Close, Inc. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Click N' Close, Inc. is the entity with the full authority to negotiate, amend, and modify all terms of the loan.

Pursuant to O.C.G.A. §44-14-162.2, Click N' Close, Inc. may be contacted at: 888-845-6535 or by writing to 15301 Spectrum Drive, Ste. 405, Addison, TX 75001-2229.

Please note that, pursuant to O.C.G.A. §44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party/parties **in possession of the subject property known as 3625 CHERRY RIDGE BOULEVARD, DECATUR, GA 30034** is/are: Scott Julion or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Security Deed first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc.

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

Pursuant to O.C.G.A. §9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph.

Funds used at sale shall be in certified funds and payable to "Bell Carrington Price & Gregg, LLC".

Click N' Close, Inc. as Attorney in Fact for ++Scott Julion++.

Any information obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File: 25-42033.

420-496877 06/5,6/12,6/19,626
NOTICE OF SALE UNDER POWER
STATE OF GEORGIA
COUNTY OF DEKALB
Under and by virtue of the power of sale contained in that certain Multifamily Deed to Secure Debt, Assignment of Leases and Rents, Security Agreement and Fixture Filing (the "Security Deed"), dated as of December 29, 2022, made by 2784 Kelly Lake Road LLC, a Georgia limited liability company ("Grantor"), in favor of Walker & Dunlop, LLC, a Delaware limited liability company ("Original Lender"), recorded December 29, 2022, in Deed Book 30715, Page 76, with the Clerk of Superior Court of DeKalb County, Georgia (the "DeKalb County Records"), as granted, bargained, sold, conveyed, assigned, transferred, and set over by Original Lender to Fannie Mae ("Grantee") pursuant to that certain Assignment of Security Instrument dated as of December 29, 2022, recorded December 30, 2022, in Deed Book 30715, Page 396, in the DeKalb County Records (the "Assignment") (said Security Deed, as assigned by the Assignment and as the same may have been modified and amended from time to time, being hereinafter referred to as the "Security Instrument"), said Security Instrument having been given to secure, among other things, the payment of the indebtedness evidenced by that certain Multifamily Note, dated as of December 29, 2022, made by Grantor to the order of Original Lender in the original principal face amount of FIVE MILLION SIX HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS ($5,625,000.00) (as the same may have been assigned, modified and amended from time to time, the "Note"), of which Grantee is currently the holder, there will be sold by Grantee, at public outcry, to the highest bidder for cash, before the door of the courthouse of DeKalb County, Georgia, within the legal hours of sale on the first Tuesday in July, 2025, being July 1, 2025, all of such rights, titles, interests and estates in the following described property as are encumbered by the Security Instrument (collectively, the "Property"):
(a) ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN GEORGIA **LAND LOT 137, DISTRICT 15, DEKALB COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS (collectively, the "Land"):**

BEGINNING AT AN IRON PIN FOUND ON THE NORTH RIGHT OF WAY OF KELLEY LAKE ROAD, SAID POINT BEING 222.60' SOUTHWEST OF THE INTERSECTION OF THE CENTERLINE OF CANDLER ROAD (GA HIGHWAY 155, R/W VARIES) WITH THE NORTHWEST RIGHT OF WAY OF KELLY LAKE ROAD, IF EXTENDED. THENCE ALONG THE NORTH RIGHT OF WAY OF KELLY LAKE ROAD SOUTH 47 DEGREES 33 MINUTES 04 SECONDS WEST A DISTANCE OF 376.13 FEET TO AN IRON PIN SET; THENCE LEAVING SAID RIGHT OF WAY AND CONTINUING NORTH 27 DEGREES 38 MINUTES 38 SECONDS WEST A DISTANCE OF 291.17 FEET TO AN IRON PIN FOUND; THENCE SOUTH 76 DEGREES 41 MINUTES 24 SECONDS WEST A DISTANCE OF 99.85 FEET TO AN IRON PIN FOUND; THEN NORTH 13 DEGREES 10 MINUTES 30 SECONDS WEST A DISTANCE OF 187.31 FEET TO AN IRON PIN FOUND; THENCE NORTH 79 DEGREES 28 MINUTES 30 SECONDS EAST A DISTANCE OF 431.63 FEET TO AN IRON PIN FOUND; THENCE SOUTH 27 DEGREES 51 MINUTES 29 SECONDS EAST A DISTANCE OF 274.29 FEET TO AN IRON PIN FOUND, WHICH IS THE POINT OF BEGINNING. SAID TRACT OR PARCEL OF LAND CONTAINS 3.4768 ACRES AND IS DEPICTED ON THAT ALTA/ACSM PLAT OF SURVEY, PREPARED BY LANDPRO SURVEYING AND MAPPING, INC. SEALED AND CERTIFIED BY JAMES H. RADER, GRLS NO. 3033, DATED MAY 6, 2013.

AND:

AS SURVEYED:

SURVEY LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN **LAND LOT 137 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

COMMENCING AT A POINT FORMED BY THE INTERSECTION OF THE CENTER LINE OF KELLY LAKE ROAD (60' RIGHT-OF-WAY WITH VARIATIONS) AND THE CENTER LINE OF STATE ROUTE No. 155 (ALSO KNOWN AS S.R. 155 & CANDLER ROAD AND HAVING A VARIABLE RIGHT-OF-WAY), THENCE N88°53'03"W A DISTANCE OF 42.05 FEET TO A POINT DESCRIBED AS THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CANDLER ROAD AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF KELLY LAKE ROAD IN THAT CERTAIN WARRANTY DEED FOR F C CANDLER RD INC AS RECORDED IN DEED BOOK 9437, AT PAGE 676 OF THE DEKALB COUNTY PUBLIC RECORDS;

THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF KELLY LAKE ROAD S47°52'59"W A DISTANCE OF 187.00 FEET TO A FOUND 1/2" REBAR AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY S47°52'55"W A DISTANCE OF 375.96 FEET TO A FOUND 1/2" REBAR;

THENCE DEPARTING SAID RIGHT-OF-WAY N27°16'55"W A DISTANCE OF 291.17 FEET TO A SET 1/2" REBAR;

THENCE S76°57'20"W A DISTANCE OF 99.85 FEET TO A FOUND 1" OPEN-TOP PIPE;

THENCE N12°54'33"W A DISTANCE OF 187.56 FEET TO A FOUND 1/2" REBAR;

THENCE N79°48'29"E A DISTANCE OF 431.94 FEET TO A FOUND 1/2" REBAR;

THENCE S27°26'45"E A DISTANCE OF 274.21 FEET TO A FOUND 1/2" REBAR, WHICH IS THE POINT OF BEGINNING.

SAID LAND HAVING AN AREA OF 151,412 SQUARE FEET, 3.476 ACRES, MORE OR LESS.

(b) all buildings, structures, improvements, and alterations now constructed or at any time in the future constructed or placed upon the Land, including any future replacements, facilities, and additions and other construction on the Land (collectively, the "Improvements");

(c) all goods which are used now or in the future in connection with the ownership, management, or operation of the Land or the Improvements or are located on the Land or in the Improvements, including inventory; furniture; furnishings; machinery, equipment, engines, boilers, incinerators, and installed building materials; systems and equipment for the purpose of supplying or distributing heating, cooling, electricity, gas, water, air, or light; antennas, cable, wiring, and conduits used in connection with radio, television, security, fire prevention, or fire detection, or otherwise used to carry electronic signals; telephone systems and equipment; elevators and related machinery and equipment; fire detection, prevention, and extinguishing systems and apparatus; security and access control systems and apparatus; plumbing systems; water heaters, ranges, stoves, microwave ovens, refrigerators, dishwashers, garbage disposers, washers, dryers, and other appliances; light fixtures, awnings, storm windows, and storm doors; pictures, screens, blinds, shades, curtains, and curtain rods; mirrors, cabinets, paneling, rugs, and floor and wall coverings; fences, trees, and plants; swimming pools; exercise equipment; supplies; tools; books and records (whether in written or electronic form); websites, URLs, blogs, and social network pages; computer equipment (hardware and software); and other tangible personal property which is used now or in the future in connection with the ownership, management, or operation of the Land or the Improvements or are located on the Land or in the Improvements (collectively, "Goods");

(d) all accounts, choses of action, chattel paper, documents, general intangibles (including Software (as defined in the Se-

curity Instrument)), payment intangibles, instruments, investment property, letter of credit rights, supporting obligations, computer information, source codes, object codes, records and data, all telephone numbers or listings, claims (including claims for indemnity or breach of warranty), deposit accounts, and other property or assets of any kind or nature related to the Land or the Improvements now or in the future, including operating agreements, surveys, plans and specifications, and contracts for architectural, engineering, and construction services relating to the Land or the Improvements, and all other intangible property and rights relating to the operation of, or used in connection with, the Land or the Improvements, including all governmental permits relating to any activities on the Land (collectively with the Goods, "Personalty");

(e) all current and future rights, including air rights, development rights, zoning rights, and other similar rights or interests, easements, tenements, rights-of-way, strips and gores of land, streets, alleys, roads, sewer rights, waters, watercourses, and appurtenances related to or benefitting the Land or the Improvements, or both, and all rights-of-way, streets, alleys, and roads which may have been or may in the future be vacated;

(f) all insurance policies relating to the Property (and any unearned premiums) and all proceeds paid or to be paid by any insurer of the Land, the Improvements, the Personalty, or any other part of the Property;

(g) all awards, payments, and other compensation made or to be made by any municipal, state, or federal authority with respect to the Land, the Improvements, the Personalty, or any other part of the Property, including any awards or settlements resulting from (1) any action or proceeding, however characterized or named, relating to any condemnation or other taking, or conveyance in lieu thereof, of all or any part of the Property, whether direct or indirect (any such action or proceeding, a "Condemnation Action"), (2) any damage to the Property caused by governmental action that does not result in a Condemnation Action, or (3) the total or partial taking of the Land, the Improvements, the Personalty, or any other part of the Property under the power of eminent domain or otherwise and including any conveyance in lieu thereof;

(h) all contracts, options, and other agreements for the sale of the Land, the Improvements, the Personalty, or any other part of the Property entered into by Grantor now or in the future, including cash or securities deposited to secure performance by parties of their obligations;

(i) all present and future leases, subleases, licenses, concessions, or grants or other possessory interests now or hereafter in force, whether oral or written, covering or affecting the Property, or any portion of the Property (including proprietary leases or occupancy agreements if Grantor is a cooperative housing corporation), and all modifications, extensions, or renewals thereof (collectively, "Leases"), all Lease guaranties, letters of credit, and any other supporting obligation for any of the Leases given in connection with any of the Leases, and all rents (whether from residential or non-residential space), revenues, and other income from the Land or the Improvements, including subsidy payments received from any sources, including payments under any "Housing Assistance Payments Contract" or other rental subsidy agreement (if any), parking fees, laundry and vending machine income, and fees and charges for food, health care, and other services provided at the Property, whether now due, past due, or to become due, and tenant security deposits (collectively, "Rents");

(j) all earnings, royalties, accounts receivable, issues, and profits from the Land, the Improvements, or any other part of the Property, and all undisbursed proceeds of the Mortgage Loan (as defined in the Security Instrument) and, if Grantor is a cooperative housing corporation, maintenance charges or assessments payable by shareholders or residents;

(k) all Imposition Deposits (as defined in the Security Instrument);

(l) all refunds or rebates of Impositions (as defined in the Security Instrument) by any municipal, state, or federal authority or insurance company (other than refunds applicable to periods before the real property tax year in which the Security Instrument is dated);

(m) all names under or by which any of the above Property may be operated or known, and all trademarks, trade names, and goodwill relating to any of the Property;

(n) all Collateral Accounts and Collateral Account Funds (as each such term is defined in the Loan Agreement (as defined in the Security Instrument));

(o) all products, and all cash and non-cash proceeds from the conversion, voluntary or involuntary, of any of the above into cash or liquidated claims, and the right to collect such proceeds; and

(p) all oil, gas, minerals, mineral interests, royalties, overriding royalties, production payments, net profit interests, and other interests and estates in, under, and on the Property and other oil, gas, and mineral interests with which any of the foregoing interests or estates are pooled or unitized.

The entire indebtedness evidenced by the Note and secured by the Security Instrument has been declared due and payable in full and is hereby declared due and payable in full because of certain defaults and events of default under the Note and the Security Instrument. As a result of the indebtedness being due and payable in full and remaining unpaid, and said defaults and events of default continuing to exist, this sale will be made for the purpose of applying the proceeds of such sale in the manner required by the Security Instrument and by the laws of the State of Georgia.

To the best of Grantee's knowledge and belief, the Property is in the possession of Grantor, or parties claiming by, through, or under Grantor.

The Property will be sold on an "as is, where is" basis, without recourse and without representation or warranty, express or implied, of any nature whatsoever with respect thereto, and will be sold subject to (i) any and all outstanding unpaid taxes and assessments, if any; (ii) unpaid water and sewer bills that constitute liens against the Property, whether due and payable or not yet due and payable; (iii) rights of tenants, as tenants only, pursuant to the terms of their leases, provided that such tenants had an interest in the Property prior to the recordation of the Security Instrument; (iv) such matters as would be revealed by an accurate survey and inspection of the Property; and (v) all other assessments, easements, covenants, reservations, restrictions, liens, encumbrances, zoning ordinances, rights, privileges, franchises, tenements, hereditaments and appurtenances, and other matters of record, if any, to which the Security Instrument is inferior in terms of priority.

Fannie Mae, as Attorney-in-Fact for ++2784 Kelly Lake Road LLC++, a Georgia limited liability company

Kellee A. Padgett, Esq.
Dentons US LLP
303 Peachtree Street, N.E., Suite 5300
Atlanta, Georgia 30308
(404) 527-4398

420-496878 6/5,6/12,6/19,6/26

NOTICE OF SALE UNDER POWER

STATE OF GEORGIA
COUNTY OF DEKALB

Under and by virtue of the power of sale contained in that certain Deed to Secure Debt, Security Agreement and Assignment of Rents and Leases, from **D & C Global Investment Group, LLC ("Grantor"), to and in favor of Velocity Commercial Capital, LLC** ("Original Lender"), dated September 5, 2023, recorded September 11, 2023 at Deed Book 31086, Page 373, aforesaid Georgia records; as assigned to U.S. Bank Trust Company, National Association as Trustee for Velocity Commercial Capital Loan Trust 2023-4 ("Lender") by that certain Assignment of Deed to Secure Debt, Security Agreement and Assignment of Leases and Rents, recorded December 7, 2023 at Deed Book 31203, Page 575, aforesaid Georgia records (the "Security Deed") securing that certain Term Note, dated September 5, 2023, in the original principal amount of $1,101,750.00 (the "Note"); there will be sold at public outcry by Lender as attorney-in-fact of Grantor to the highest bidder for cash between the legal hours for sale before the Courthouse door or any other officially designated area for such foreclosure sales in Dekalb County, Georgia, on the first Tuesday, in July, 2025, the following described property (the "Premises") to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 203 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING LOT 8, BLOCK D, DEARBORN PARK SUBDIVISION, SECTION 1, AS PER PLAT RECORDED IN PLAT BOOK 12, PAGE 2, DEKALB COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE.

PARCEL ID: 15 202 13 116

Being the same property conveyed to D & C Global Investment Group, LLC, a Georgia Limited Liability Company by Conservator's Deed from Luanne Bonnie, as Conservator for Grace Brewer of record as (book) 2.8913 / (page) 379 in the Clerk's Office for DeKalb County, Georgia, dated December 17, 2020 and recorded on December 18, 2020.

Being also known as **419 Chevelle Lane, Decatur, GA 30030**

FURTHER LESS AND EXCEPT that property, if any, released of record.

The indebtedness evidenced by the Note is due and payable and remains unpaid. The Security Deed therefore has become and is now foreclosable according to its terms. Accordingly, the Premises will be sold at public outcry pursuant to the terms of the power of sale provided in the Security Deed. The Premises will be sold on an "as is, where is" basis without recourse against Lender and without representation or warranty of any kind or nature whatsoever by Lender with respect thereto.

The proceeds of the sale are to be applied first to the expenses of the sale and all proceedings in connection therewith, including attorneys' fees (notice of intention to collect attorneys' fees having been given), then to the payment of all sums secured by the Security Deed, and the remainder, if any, will be paid to the person or persons legally entitled thereto, all as provided in the Note and Security Deed. The Premises shall be sold as the property of Grantor, subject to all restrictions, easements and other matters of record that are prior to the Security Deed and to which the Security Deed is subject and to any unpaid city, county and state ad valorem taxes or assessments relating to the Premises.

The entity that has full authority to negotiate, amend, and modify all terms of the Note with the Borrower is: Velocity Commercial Capital, LLC, as agent for Lender, Anthony Perrone, 2945 Townsgate Road, Suite #110, Westlake Village CA 91361; (818) 338-9790, aperrone@velocitycommercial.com. Please understand that the secured creditor is not required by law to negotiate, amend, or modify the terms of the Deed instrument.

To the best knowledge and belief of the undersigned, the party in possession of the Premises is Grantor, D & C Global Investment Group, LLC, or a tenant or tenants and said property is more commonly known as 419 Chevelle Lane, Decatur, GA 30030.

U.S. Bank Trust Company, National Association as Trustee for Velocity Commercial Capital Loan Trust 2023-4

as Attorney-in-Fact for
++D & C Global Investment Group, LLC++
Lisa A. Frank
McCalla Raymer Leibert, Pierce, LLP
1544 Old Alabama Road
Roswell, Georgia 30076
(678) 281-6503
Lisa.Frank@mccalla.com

420-496879 6/5,6/12,6/19,6/26

NOTICE OF SALE UNDER POWER

GEORGIA DEKALB COUNTY

Under and by virtue of the power of sale contained in a Security Deed given by **SHE FLIP'S TOO, INC. to VLADIMIR LERNER** dated October 15, 2019, recorded in Deed Book 28001 Page 129, in the Office of the Clerk of Superior Court of DeKalb County, Georgia Records, given to secure a Note in the original principal amount of $100,000.000 with interest from the date as stated therein, there will be sold at public outcry to the highest bidder for cash before the Courthouse door of DeKalb County, Georgia, within the legal hours of sale on the first Tuesday in July, 2025, the following described property:

All that tract or parcel of land lying and being in Land Lot 64, 16th district, DeKalb County, Georgia, being Lot 9, Block "B" of the Southland Subdivision, Unit IV, as per plat recorded in Plat Book 90, Page 2, as revised in Plat Book 91, Page 31, DeKalb County records, which plat is incorporated herein and made a part hereof by reference. Parcel ID # 16-064-03-137

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

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

To the best knowledge and belief of the undersigned, the party in possession of the property is Snowdrop Needham as officer of SHE FLIP'S TOO, INC. or a tenant and said property is more commonly known as **812 Mountain View Run, Stone Mountain, Georgia 30087.**

VLADIMIR LERNER
As Attorney in Fact for
++SHE FLIP'S TOO, INC.++
John B. Mangrum
4842 LaVista Road
Tucker, Georgia 30084
(770) 496-1600

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

420-496880 6/5,6/12,6/19,6/26

GEORGIA, DEKALB COUNTY

NOTICE OF SALE UNDER POWER

Will be sold Tuesday, July 1, 2025, before the courthouse door in Dekalb County, Georgia, during the legal hours of sale, to the highest bidder for cash, the following described property, to-wit:

All that tract or parcel of land lying and being in Land Lot 365 of the 18th District of DeKalb County, Georgia, being Lot 9-A, Block B, Dogwood Estates Subdivision, as per plat recorded in Plat Book 53, Page 165, DeKalb County, Georgia records, and being more particularly described as follows:

Beginning at a point on the Northeasterly side of the cul-de-sac of Valley View Court four hundred sixty-nine (469) feet Southeasterly, Easterly and Southeasterly from a proposed street (said point of beginning being at the Southeastern corner of Lot 10 of said block and subdivision) and running thence Southeasterly along the curvature of the Northeasterly side of the cul-de-sac of Valley View Court, sixty-five (65) feet to the Northwest corridor of Lot 9 of said block and subdivision; running thence Easterly along the Northerly line of said Lot 9, sixty-four and eight tenths (64.8) feet to a point; running thence Southeasterly, along the Northeasterly line of said Lot 9, one-hundred-eighty six and eight tenths (186.8) feet to a point; running thence in a Northwesterly direction, four hundred ninety (490) feet to a point; running thence Southwesterly two hundred twenty-nine and five tenths (229.5) feet to a point on the Northeasterly line of Lot 10 of said block and subdivision; running thence Southeasterly along the Northeasterly line of said Lot 10, ninety-five (95) feet to a point; and running thence Southerly, along the Easterly line of said Lot 10, seventy (70) feet to the Northeasterly side of the cul-de-sac of Valley View Court and the point of beginning.

Being the same property conveyed by Deeds recorded in Deed Book 31166, Page 793 and in Deed Book 29833, Page 680, aforesaid records.

APN: 18 363 07 112

PROPERTY ADDRESS: **4886 VALLEY VIEW CT., ATLANTA, GA 30338**

Sale will be made under the power of sale contained in a deed to secure debt dated February 27, 2024, from Unlimited Source Consulting Agency LLC to Trident Realty Investments, LLC to secure a promissory note of even date in the original principal amount of $820,850.00, including any renewals or extensions thereof. Said deed appears of record in the Office of the Clerk of the Superior Court of Dekalb County, Georgia, in Deed Book 31316, Page 711. Default having occurred in the payment of the indebtedness thereby secured and in compliance with other terms and provisions thereof, the power of sale in said deed to secure debt has become operative. A copy of this notice of sale has been given to the debtor as required by O.C.G.A. § 44-14-162.2. The proceeds of said sale will be applied as provided in said deed to secure debt. Sale will be made subject to unpaid ad valorem taxes and assessments, if any. To the best of the undersigned's knowledge and belief the party in possession of the property is **++Unlimited Source Consulting Agency LLC.++**

The entity with full authority to negotiate, amend, and modify the terms of the Deed to Secure Debt is: Trident Realty Investments, 17103 Preston Road, Suite 250, Dallas, Texas 75248; telephone (214) 420-7330.

This 12th day of May, 2025.

TRIDENT REALTY INVESTMENTS, LLC, AS ATTORNEY-IN-FACT FOR UNLIMITED SOURCE CONSULTING AGENCY LLC
CATER C. THOMPSON
JONES CORK, LLP
P. O. Box 6437
Macon, Georgia 31208-6437
(478) 745-2821

420-496881 6/5,6/12,6/19,6/26

NOTICE OF SALE UNDER POWER

GEORGIA, Dekalb COUNTY

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

Under and by virtue of the Power of Sale contained in that certain Security Deed given by **David Stanley Graham to SunTrust Bank, now known as Truist Bank, successor by merger to SunTrust Bank**, dated 05/14/2008 and filed 06/04/2008, recorded in Deed Book 20859, Page 454, Dekalb County, Georgia Records, later modified, conveying the after-described property to secure an Equity Line Account Agreement and Disclosure Statement in the original principal amount of one hundred thousand dollars and no cents ($100,000.00), (later modified) with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Dekalb County, Georgia, within the legal hours of sale on Tuesday July 1, 2025, the following described property:

THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT(S) 254 OF DISTRICT 15, DEKALB COUNTY, GEORGIA, BEING LOT(S) 4, BLOCK C, UNIT TWO CARLISLE SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 56, PAGE 75 DEKALB COUNTY, GEORGIA RECORDS.

BEING AND INTENDING TO DESCRIBE THE SAME PREMISES CONVEYED IN A DEED RECORDED 07/15/1971, IN BOOK 2669, PAGE 291.

KNOWN AS 850 John Alden Rd.

Parcel #: 15-254-08-004

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 Truist Equity Line Account Agreement and Disclosure Statement and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property will be sold subject to any outstanding ad

valorem taxes (including taxes which are a lien, but not yet due and payable), any unpaid water or sewage bills that constitute a lien against the property whether due and payable or not due and payable and which may not be of record, any right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

To the best knowledge and belief of the undersigned, the party in possession of the property is David Stanley Graham, Estate of David Stanley Graham, Tracey Chandler Graham, and Kelli Graham Cleek or a tenant or tenants and said property is more commonly known as **850 John Alden RD, Stone Mountain GA 30083.**

In compliance with Georgia law, please find below the contact information for the entity who has authority to negotiate, amend, and modify the terms of the loan documents which may include a note, mortgage, security deed or deed to secure debt.

Truist Bank
PO Box 85052
Richmond VA 23285
800-289-6353
866-519-3479

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. to any rights of rescission of the party conducting this foreclosure sale pursuant to Georgia law including, but not limited to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non- judicial sales in the state of Georgia.

Please note that the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above and final review by the party conducting this foreclosure sale for compliance with contractual and legal obligations pursuant to the terms of the loan documents and State and Federal law, including but not limited to any and all rights of rescission.

Truist Bank, successor by merger to Suntrust Bank, as Attorney in Fact for **++David Stanley Graham++**
By: Andrew D. Gleason
Attorney for Truist Bank, successor by merger to Suntrust Bank
Lefkoff, Rubin, Gleason, Russo & Smith, P.C.
5555 Glenridge Connector
Suite 900
Atlanta, Georgia 30342
(404)869-6900
(404)869-6909 (fax)

420-496883 6/5,6/12,6/19,6/26

NOTICE OF SALE UNDER POWER

COUNTY OF DEKALB
STATE OF GEORGIA

Under and by virtue of the power of sale contained in that certain Deed to Secure Debt dated February 8, 2024 from **Miguel Candelaria and Josefa Argentina Candelaria a/k/a Argentina Candelaria a/k/a Josefa A. Sanchez a/k/a Josefa Sanchez Candelaria (collectively, "Debtor" or "Grantor")** granting GSGC 3, LLC, ("Lender") a security interest in that certain real property known as **3604 Pin Oak Circle, Atlanta, GA 30340,** as more particularly described therein (the "Property"), recorded on February 20, 2024 at Deed Book 31296, Page 738, DeKalb County, Georgia records, (the "Security Deed"), which secures, inter alia, the amounts owed on that certain Judgment entered in favor of Bank of America, N.A., which was subsequently assigned to Lender, against Grantor on February 3, 2011, in that certain case styled as Bank of America, N.A. v. MA&O, Inc., et al., Superior Court of DeKalb County, State of Georgia, Case No. 09CV4625-8 (the "Judgment") with a balance owed on the Judgment as of January 29, 2024 in the amount of $1,657,753.14, and the Security Deed also secures the amounts owed on that certain Post Judgment Forbearance Agreement between Debtor and Lender dated February 8, 2024, there will be sold at public outcry by Lender as attorney-in-fact of Grantor to the highest bidder for cash between the legal hours for sale before the Courthouse door in DeKalb County, Georgia, on July 1, 2025 the following described land, improvements and appurtenances (hereinafter collectively referred to as the "Premises") to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 313 OF THE 18"' DISTRICT, DEKALB COUNTY, GEORGIA, BEING LOT 29, BLOCK A, CHEROKEE FOREST SUBDIVISION, UNIT TWO, PER PLAT RECORDED IN PLAT BOOK 31, PAGE 96, DEKALB COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED ON THE EASTERLY RIGHT-OF-WAY OF PIN OAK CIRCLE NINE HUNDRED NINETY-SIX (996) FEET SOUTHERLY, SOUTHEASTERLY AND SOUTHERLY ALONG THE EASTERLY, NORTHEASTERLY AND EASTERLY RIGHT-OF-WAY OF PIN OAK CIRCLE, FOLLOWING THE CURVATURE THEREOF, FROM THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF PIN OAK CIRCLE WITH THE NORTHERLY LINE OF SAID LAND LOT 313, WHICH POINT OF BEGINNING IS ALSO LOCATED AT THE SOUTHWEST CORNER OF LOT 30, SAID BLOCK AND SUBDIVISION RUNNING THENCE SOUTHEASTERLY ALONG THE LINE DIVIDING SAID LOTS 29 AND 30 TWO HUNDRED FORTY-EIGHT (248) FEET MORE OR LESS, TO A POINT LOCATED IN THE CENTERLINE OF A CREEK;

RUNNING THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE CENTERLINE OF SAID CREEK. FOLLOWING THE MEANDERINGS THEREOF, TWO HUNDRED EIGHTEEN (218) FEET MORE OR LESS TO A POINT, RUNNING THENCE WESTERLY ONE HUNDRED SIX (106) FEET MORE OR LESS TO A POINT LOCATED AT THE SOUTHEAST CORNER OF LOT 28, SAID BLOCK AND SUBDIVISION; RUNNING THENCE NORTHWESTERLY ALONG THE LINE DIVIDING SAID LOT 28 AND 29 ONE HUNDRED SIXTY-SEVEN AND NINE TENTHS (167.9) FEET TO AN IRON PIN LOCATED ON THE SOUTHEASTERLY RIGHT-OF-WAY OF PIN OAK CIRCLE; RUNNING THENCE NORTHEASTERLY AND NORTHERLY ALONG THE SOUTH.EASTERLY AND EASTERLY RIGHT-OF-WAY OF PIN OAK CIRCLE, FOLLOWING THE CURVATURE THEREOF, FIFTY FOUR AND THREE TENTHS (54.3) FEET TO THE POINT OF BEGINNING.

Tax Parcel ID No. 18 31301 032

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

The Premises will be sold on an "as is, where is" basis without recourse against Lender or its auctioneer or other agents and without representation or warranty of any kind or nature whatsoever by Lender or its auctioneer or other agents with respect thereto. All persons attending the sale will be given an opportunity to bid on a competitive basis. Lender may offer the Premises for sale, may adjourn and withdraw the sale and recommence the sale in its discretion. Lender reserves the right, in its discretion, to reject any and all bids that do not meet its minimum reserve price.

The proceeds of the sale are to be applied first to the expenses of the sale and all proceedings in connection therewith, including attorneys' fees (notice of intention to collect attorneys' fees having been given), then to the payment of all sums secured by the Security Deed, and the remainder, if any, will be paid to the person or persons legally entitled thereto, all as provided in the Judgment and Security Deed. The Premises shall be sold as the property of Grantor, subject to all restrictions, easements and other matters of record that are prior to the Security Deed and to which the Security Deed is subject, and to any unpaid city, county and state ad valorem taxes or assessments relating to the Premises.

The name, address and telephone number of the individual or entity who has full authority to negotiate, amend and modify all terms of the mortgage with the Debtor is:
GSGC 3, LLC
c/o Robert Contreras
1347 N Greenfield Rd.
Suite 103
Mesa, AZ 85205
(480) 924-6499

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

To the best of the undersigned's knowledge and belief, the owner of the Premises is Miguel Candelaria and Josefa Argentina Candelaria a/k/a Argentina Candelaria a/k/a Josefa A. Sanchez a/k/a Josefa Sanchez Candelaria and the party or parties in possession of the Premises are J Miguel Candelaria and Josefa Argentina Candelaria a/k/a Argentina Candelaria a/k/a Josefa A. Sanchez a/k/a Josefa Sanchez Candelaria and/or tenants of Miguel Candelaria and Josefa Argentina Candelaria a/k/a Argentina Candelaria a/k/a Josefa A. Sanchez a/k/a Josefa Sanchez Candelaria.

GSGC 3, LLC
As Attorney-in-Fact for
++Miguel Candelaria and Josefa Argentina Candelaria a/k/a Argentina Candelaria a/k/a Josefa A. Sanchez a/k/a Josefa Sanchez Candelaria++
James F. F. Carroll, Esq.
James Carroll Law Firm
980 Rowland St
Ste 5140 #1051
Clarkston, GA 30021
615-306-5666 phone

420-496884 6/5,6/12,6/19,6/26

Notice of Sale Under Power

State of Georgia,
County of DeKalb.

Under and by virtue of the Power of Sale contained in that certain Security Deed given by **Belinda's Southern Cuisine, Inc. ("Grantor") to Newtek Small Business Finance, LLC ("Secured Creditor")**, dated August 15, 2022, and recorded on August 23, 2022 in Deed Book 30527, Page 341, DeKalb County, Georgia records (the "Security Deed"), conveying the after-described property to secure a Note dated August 15, 2022 in the original principal amount of $1,590,000.00 from Grantor to Secured Creditor (the "Note"), with interest at the rate specified therein, the "Security Deed"), and pursuant to that certain Order granting relief in the matter styled In re: Belinda's Southern Cuisine, Inc., United States Bankruptcy Court for the Northern District of Georgia, **Case No. 24-54623-PWB**, there will be sold by the undersigned at public outcry to the highest bidder for cash at the DeKalb County Courthouse within the legal hours of sale on the first Tuesday in July, 2025, the following described property:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 170, 16th District, DeKalb County, Georgia, and being more particularly described as follows:

BEGIN at an iron pin set at the intersection of the northeasterly right of way line of Stonecrest Concourse Road (100-foot right of way) and the northwesterly right of way line of Stonecrest Pass (65-foot right of way) (said iron pin being located 915.81 feet northwesterly from the intersection of said northeasterly right of way line of Stonecrest Concourse Road and the westerly right of way line of Turner Hill Road); run thence along said northeasterly right of way line of Stonecrest Concourse Road North 52 degrees 08 minutes 05 seconds West a distance of 240.24 feet to an iron pin found; leaving said northeasterly right of way line, run thence North 31 degrees 45 minutes 06 seconds East a distance of 205.50 feet to an iron pin set; run thence South.52 degrees 08 minutes 05 seconds East a distance of 166.08 feet to an iron pin set; run thence South 84 degrees 30 minutes 36 seconds East a distance of 83.13 feet to an iron pin set on the northwesterly right of way line of Stonecrest Pass; run thence along said northwesterly right of way line of Stonecrest Pass the following three (3) courses and distances: (1) along a curve to the right an arc distance of 162.45 feet (said arc being subtended by a chord bearing Sonth 21 degrees 40 minutes 39 seconds West a chord distance of 160.30 feet and having a radius of 287.50 feet) to an iron pin set, (2) South 37 degrees 51 minutes 55 seconds West a distance of 69.90 feet to an iron pin set, and (3) along a curve to the right an arc distance of 33.61 feet (said arc being subtended by a chord bearing South 74 degrees 53 minutes 39 seconds West a chord distance of 31.32 feet and having a radius of 26.00 feet) to an iron pin set and THE POINT OF BEGINNING; shown as "Parcel C-3", containing 1.29 acres, on that certain plat of survey entitled "ALTA/ACSM Land Title Survey for: Lee, West, and Walsh, L.P., Chicago Title Insurance Company and Ramsay Title Group, LLC. prepared by Schmitt Engineering and Land Surveying, Inc., bearing the seal and certification of Philip J. Schmitt, Georgia Registered Land Survey No. 2387.

TOGETHER WITH and benefitting the subject property the easements created in that certain Declaration of Surface and Storm Water Drainage Easements by DeKalb Center Associates, a Georgia limited partnership, dated May 13, 1986, filed for record May 14, 1986 at 9:33 a.m., recorded in Deed Book 5470, Page 390, Records of DeKalb County, Georgia; as amended by that certain First Amendment to Declaration of Surface and Storm Water Drainage Easement by and between DeKalb Center Associates, a Georgia limited partnership and JDN Associates, Ltd., Turner Hil Road, a Georgia limited partnership, dated May 2, 1986, filed for record June 4, 1986 at 8:57 a.m., recorded in Deed Book 5486, Page 511, aforesaid Records; as further amended by that certain Second Amendment to Declaration of Surface and Storm Water Drainage Easements by and between DeKalb Center Associates, a Georgia limited partnership and Atlanta East Mall Limited Partnership, a Georgia limited partnership dated February 28, 1989, filed for record May 2, 1989 at 10:12 a.m., recorded in Deed Book 6421, Page 271, aforesaid Records; as further amended by that certain Third Amendment to Declaration of Surface and Storm Water Drainage Easements by and between DeKalb Center Associates, a Georgia limited partnership, Lewis G. Abbott, Betty L Abbott, Pat Abbott, as Executrix of the Estate of Robert G. Abbott, and Joseph Abbott as Executor of Joseph Ernest Abbott, dated November 13, 1989, filed for record January 12, 1990 at 8:30 a.m., recorded in Deed Book 6629, Page 189, aforesaid Records.

ALSO TOGETHER WITH and benefiting the subject property the easements created in that certain Declaration of Easements, Covenants, Conditions & Restrictions by Development Authority of DeKalb County, Georgia, a public body corporate and politic, DeKalb Center Associates, a Georgia limited partnership, and CFN (I-20), Inc., a Delaware corporation, dated February 26, 2001, filed for record February 27, 2001 at 12:00 p.m., recorded in Deed Book 11897, Page 70, Records of DeKalb County, Georgia; as affected by Assignment of Declarant's Rights and Powers under Declaration of Easements, Covenants, Conditions & Restrictions by and between DeKalb Center Associates, a Georgia limited partnership, and Stonecrest Mall, LLC, a Georgia limited liability company, dated February 26, 2001, flied for record February 27, 2001 at 12:00 p.m., recorded in Deed Book 11898, Page 29, aforesaid Records; as further affected by Supplement to Declaration of Easements, Covenants, Conditions and Restrictions by Stonecrest Mall, LLC, a Georgia limited liability company, and Stonecrest Land Investment, LLC, a Georgia limited liability company, dated October 4, 2001, filed for record December 20, 2001 at 11:33 a.m., recorded in Deed Book 12759, Page 483, aforesaid Records; as further affected by Supplement to Declaration of Easements, Covenants, Conditions and Restrictions by Stonecrest Mall, LLC, a Georgia limited liability company, and Stafford Stonecrest, LLC, a Georgia limited liability company, dated October 11, 2001, filed for record March 18, 2002 at 12:10 p.m., recorded in Deed Book 13040, Page 347, aforesaid Records; as further affected by Supplement to Declaration of Easements, Covenants, Conditions and Restrictions by Stonecrest Mall LLC, a Georgia limited liability company, and Net Lease Development LLC, a Delaware limited liability company, dated as of June 11, 2003, filed for record June 20, 2003 at 2:24 p.m., recorded in Deed Book 14654, Page 742, aforesaid Records.

TOGETHER WITH ANY AND ALL of the following: (i) all buildings, structures and Improvements now or hereafter located on the real property or on any part or parcel thereof and all fixtures affixed of attached, actually or constructively thereto; (ii) all and singular the tenements, hereditaments, easements and appurtenances belonging thereunto or in any wise appertaining thereto and the reversion and reversions, remainder or remainders thereof; (iii) all Rents accruing therefrom, whether now or hereafter due; (iv) all accounts and contract rights now or hereafter arising in connection with any part or parcel thereof or any buildings, structures or improvements now or hereafter located thereon, including without limitation all accounts and contract rights in and to all leases or undertakings to lease now or hereafter affecting the land or any buildings, structures, or improvements thereon; (v) all minerals, flowers, crops, trees, timber, shrubbery and other emblements now or hereafter located thereon or thereunder or on or under any part or parcel thereof; (vi) all estates, rights, title and interest therein, or in any part or parcel thereof; (vii) all equipment, machinery, apparatus, fittings, fixtures, furniture, furnishings, mobile homes, modular homes and all personal property of every kind or description whatsoever now or hereafter located thereon, or in or on the buildings, structures or improvements thereon, and used in connection with the operation and maintenance thereof, and all additions thereto and replacements thereof; and (viii) all building materials, supplies, goods and equipment delivered thereto and placed thereon for the purpose of being affixed to or installed or incorporated or otherwise used in the buildings, structures or other improvements now or hereafter located thereon or any part or parcel thereof.

The real property or its address is commonly known as **7322 Stonecrest Concourse, Stonecrest, GA 30038.** The real property tax identification number is 16 170 01 043.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys' fees (notice of intent to collect attorneys' fees having been given). Newtek Small Business Finance, LLC holds the Note and Security Deed to the property. Newtek Small Business Finance, LLC is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. 44-14-162.2, Newtek Small Business Finance, LLC may be contacted at: Newtek Small Business Finance, LLC, 1981 Marcus Avenue, Suite 130, Lake Success, NY 11042. Please note that, pursuant to O.C.G.A. 44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 7322 Stonecrest Concourse, Stonecrest, Georgia is/are: Belinda's Southern Cuisine, Inc. or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Security Deed first set out above, including, but not limited to, security deeds, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be con-

ducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Newtek Small Business Finance, LLC as Attorney in Fact for **++Belinda's Southern Cuisine, Inc.++** THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. ROBINSON FRANZMAN LLP, 191 Peachtree Street, N.E., Suite 2600, Atlanta, Georgia 30303 Telephone: (404) 255-2503.

420-496885 6/5,6/12,6/19,6/26

NOTICE OF SALE UNDER POWER

STATE OF GEORGIA
COUNTY OF DEKALB

Under and by virtue of the power of sale contained in that certain Security Deed ("Security Deed") executed by **Kalyn Wilson,** dated May 28, 2021, recorded at Deed Book 29442, Pages 315-330 of the DeKalb County Deed Records, as assigned by Assignment of Security Deed from **MERS to SouthState Bank, N.A.** dated May 6, 2024, recorded at Deed Book 31421, Page 516, as assigned by Corrective Assignment of Security Deed dated June 14, 2024, recorded at Deed Book 31488, Page 538, aforesaid records, the undersigned will sell at public outcry to the highest bidder for cash before the door of the Courthouse of DeKalb County, Georgia, during the legal hours of sale, on the first Tuesday in July, that being July 1, 2025, the following described property:

All that tract or parcel of land lying and being in **Land Lot 173, 16th District, DeKalb County, Georgia, being Lot 136, Lakeview at Stonecrest Subdivision,** Phase One, as per plat recorded in Plat Book 288, Pages 34-42, DeKalb County, Georgia Records, which plat is incorporated herein by reference and made a part of this description.

The debt secured by said Security Deed is evidenced by a Note ("Note") from Kalyn Wilson, dated May 28, 2021, in the original principal amount of $209,547.00, payable, principal and interest from the date thereof shown on said Note on the unpaid balance until paid.

Default has occurred in the payment of the debt evidenced by the Note and secured by the Security Deed as a result of the nonpayment of installments owed thereunder. The total balance of said debt has, therefore, been declared due and the Security Deed foreclosable according to its terms.

The debt remaining in default, the property will be sold to the highest bidder for cash as the property of Kalyn Wilson, the proceeds to be applied to the payment of said indebtedness, attorneys' fees (notice of intention to collect attorneys' fees having been given), and the lawful expenses of said sale, all as provided in the Note and the Security Deed, said sale to be subject to any and all unpaid taxes and assessments, and restrictions, easements and liens of record with priority over the Security Deed referenced above.

To the best of the undersigned's knowledge and belief, the property is in the possession of Kalyn Wilson and will be sold as the property of Kalyn Wilson.

The undersigned will execute a deed to the purchaser as authorized in the aforementioned Security Deed.

++Kalyn Wilson++
By: SouthState Bank, N.A.
as Attorney-in-Fact
Hulsey, Oliver & Mahar, LLP
P.O. Box 1457
Gainesville, Georgia 30503
(770) 532-6312
ASH/ble/17697/4900-2076-9600

420-496886 6/5,6/12,6/19,6/26

NOTICE OF FORECLOSURE SALE UNDER POWER OF SALE NOTICE OF SALE UNDER POWER CONTAINED IN SECURITY DEED STATE OF GEORGIA, COUNTY OF DEKALB

Pursuant to a power of sale contained in a certain security deed executed by **JEROME M DENNANY,** hereinafter referred to as Grantor, to Mortgage Electronic Registration Systems, Inc. ("MERS"), as mortgagee, as nominee for Fairway Independent Mortgage Corporation d/b/a Homefinity its successors and assigns, dated March 16, 2021, and recorded on April 6, 2021 in Document Number 2021063053 of the deed records of the Clerk of the Superior Court of De Kalb County, Georgia, and by virtue of a default under the terms of said security deed, and the related note, the undersigned attorney-in-fact for the aforesaid Grantor (which attorney-in-fact is the present holder of said security deed and note secured thereby) will sell at public outcry before the door of the courthouse in De Kalb County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale, for cash, to the highest bidder on the first Tuesday in July, 2025, all property described in said security deed including but not limited to the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 359 OF THE 18TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING LOT 10, UNIT TWO, NORTH PEACHTREE WOODS SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 66, PAGE 45, DEKALB COUNTY RECORDS, WHICH SAID PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION; BEING IMPROVED PROPERTY. Said property may more commonly be known as **2368 FENHURST PL, DUNWOODY, GA 30338**

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien but not yet due and payable); any matters which might be disclosed by an accurate survey and inspection of the property; any assessments, liens, encumbrances, zoning ordinances, restrictions, and all other matters of record superior to the said Security Deed. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. ServiceMac, LLC is the entity with full authority to negotiate, amend and modify the terms of the Note and Security Deed, and it may be contacted at: Address: 9726 Old Bailes Rd., Suite 200, Fort Mill, SC 29707 Phone: (803) 650-3413 To the best of the undersigned's knowledge and belief, the party in possession of the property is believed to be JEROME M DENNANY, or tenant(s). Fairway Independent Mortgage Corporation, as Transferee, Assignee, and Secured Creditor

As attorney-in-fact for the aforesaid Grantor Respectfully,
Marinosci Law Group, P.C.
16415 Addison Road, Suite 725 Addison, TX 75001 (401) 234-9200 (401) 398-2594 THIS LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE
++A-4842961/DENNANY++
06/05/2025, 06/12/2025, 06/19/2025, 06/26/2025

420-496887 6/5,6/12,6/19,6/26

NOTICE OF SALE UNDER POWER

STATE OF GEORGIA
COUNTY OF DEKALB

By virtue of the power of sale contained in a Deed to Secure Debt executed by **Tony L. Maddox to Ester Croley,** executed on February 1, 2009, of record in Deed Book 21244, Page 416, **assigned to K & D Property Investments, LLC,** in Deed Book 25573, Page 574, Clerk's Office, DeKalb County Superior Court, there will be sold at public outcry for cash to the highest bidder before the Courthouse Door in DeKalb County during the legal hours of sale on the first Tuesday in November, by K & D Property Investments, LLC , as Attorney-in-Fact for Tony L. Maddox, the following described property, to-wit:

ALL THAT TRACT OR PARCEL OF LAND, lying and being in Land Lot 153 of the 16th Land District of DeKalb County, Georgia, in the City of Lithonia, containing 0.245 acres, more or less, and designated as Tract 2, as shown on that plat of survey of entitled "Boundary Survey for ESTER CROLEY", prepared by Alcovy Surveying and Engineering, Inc., dated January 21, 2009, and recorded in the Office of the Clerk of Superior Court of DeKalb County, Georgia, in Plat Book 211, Page 19, reference to said plat and the record thereof is hereby made for a more particular description of the property conveyed and for the purpose of incorporating the same herein. Said property has a current address of 7015 Swift Street, and Tax parcel number of 16 153 15 012.

Said property is further described as follows:

To find the True Point of Beginning, commence at the intersection of the eastern right of way of Main Street and the southern right of way of Swift Street; thence along the southern right of way of Swift Street, South 38 degrees 19 minutes 58 seconds East, 233.40 feet to a point; thence continuing on the southern right of way of Swift Street, South 38 degrees 19 minutes 58 seconds East, 49.35 feet to a point which is the True Point of Beginning; thence continuing South 38 degrees 19 minutes 58 seconds East, 91.42 feet to a point; thence leaving the southern right of way of Swift Road, South 55 degrees 29 minutes 58 seconds West, 120.72 feet to a point; thence North 33 degrees 48 minutes 08 seconds West, 91.13 feet to a point; thence North 55 degrees 26 minutes 58 seconds East, 113.50 feet to a point on the southern right of way of Swift Road which is the True Point of Beginning.

The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, non payment of the installments of said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees.

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

To the best knowledge and belief of the undersigned, the party in possession of the property is Tony L. Maddox or a tenant or tenants, and said property is more commonly known as **7015 Swift Street, Lithonia, Georgia 30058.** Kevin Jones, of K & D Property Investments, LLC, 3335 Marce Camp Road, Loganville, GA 30052, (404) 382-6774 has full authority to negotiate, amend and modify all terms of the mortgage.

The undersigned will execute a deed to the purchaser as authorized by the aforementioned loan deed.

This 23rd day of May, 2025. K & D Property Investments, LLC
As Attorney-in-Fact for
++Tony L. Maddox++
Lee M. Abney
Lambert, Reitman and Abney, L.L.C.
Attorneys at Law
126 East Washington Street
Madison, GA 30650
(706)342-3566
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
LAMBERT, REITMAN AND ABNEY, L.L.C.
ATTORNEYS AT LAW
126 EAST WASHINGTON STREET
MADISON, GEORGIA 30650
E. R. LAMBERT (1925-2008)
TELEPHONE (706) 342-3566
M. JOSEPH REITMAN, JR.
FACSIMILE
(706) 342-9683
LEE M. ABNEY

420-497000 6/5,6/12,6/19,6/26

NOTICE OF SALE UNDER POWER

Under and by virtue of the power of sale in that certain Deed to Secure Debt from FASU Solution, LLC and Daniel C. Uwaoma to RLO Holdings II LLC, REM Capital Partners LLC, TGO Capital Partners LLC, DWP Capital Partners LLC, MMS Capital Partners LLC, and HGP Capital LLC, found at DeKalb County Deed Book 30712, Page 157, and dated December 23, 2022 in the principal amount of $834,026.31, with late payment interest at the rate specified therein, and because of the default in the payment of indebtedness secured by said Deed to Secure Debt, RLO Holdings II LLC, REM Capital Partners LLC, TGO Capital Partners LLC, DWP Capital Partners LLC, MMS Capital Partners LLC, and HGP Capital LLC, having declared the entire amount of said indebtedness due and payable pursuant to the power of sale contained in said Deed to Secure Debt, will on the first Tuesday of July, 2025, during the legal hours of sale, at the courthouse door of DeKalb County, Georgia, sell at public outcry to the highest bidder for cash the following property described in the said deed to wit:

All that tract or parcel of Land lying and being in Land Lot 345 of the 18th District, of Dekalb County, Georgia, being more particularly described as follows: Condominium Unit #4104 of Madison Square at Dunwoody Condominium, a Condominium, as more particularly described and delineated in the Declaration of Condominium for Madison Square at Dunwoody Condominium, recorded in Deed Book 17586, Page 510, et seq., Dekalb County, Georgia records as the same may be amended. This conveyance is made subject to the Declaration and all matters referenced therein, all matters shown on the Plat recorded in Condominium Plat Book 154, Page 93-96, aforesaid records, as the same may be amended, and the floor plans recorded in Condominium Floor Plans Book 154, Page 97-128, as the same may be amended, Dekalb County, Georgia Records. Being **1850 Cotillion Dr Unit 4104 Atlanta GA 30338 and being DeKalb County tax parcel 18 345 14 100.**

Sam Stinnett, as manager of RLO Holdings II LLC, REM Capital Partners LLC, TGO Capital Partners LLC, DWP Capital Partners LLC, MMS Capital Partners LLC, and HGP Capital LLC, is the individual who has full authority to negotiate, amend and modify all terms of the Deed to Secure Debt, who can be reached at (404) 974-4537 or by writing to 4062 Peachtree Rd Ste A-449, Brookhaven GA 30319.

The property is being sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable); (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record; (c) the right of redemption of any taxing authority; (d) any matters which might be disclosed by an accurate survey and inspection of the property, and any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Deed to Secure Debt first set out above.

The sale is being conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Banruptcy Code and (2) final confirmation and audit of the loan with the holder of the Deed to Secure Debt. Pursuant to O.C.G.A. § 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

Notice has been given of this foreclosure and of the intention to collect attorneys' fees in accordance with the terms of the note at least 30 days prior to the scheduled sale by writing, sent certified return receipt mail and regular mail to the debtor(s). Said property is being sold as the property of ++FASU Solution, LLC and Daniel C. Uwaoma++, and the proceeds of the sale will be applied to the payment of said indebtedness, the expense of said sale, as provided in said deed, and the undersigned will execute a deed to the purchaser as provided in the aforementioned Deed to Secure Debt.

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

For information concerning this sale contact:
John Coleman, Esq.
Coleman Law, LLC
675 Seminole Avenue, Suite 302
Atlanta, Georgia 30307
Telephone: 404.974.4537
Facsimile: 404.592.6191

420-497002 6/5,6/12,6/19,6/26

NOTICE OF SALE UNDER POWER

GEORGIA, DEKALB COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by **John Binns Jr, Christine F Binns** to **Washington Mutual Bank,** FA dated May 29, 2003, recorded in Deed Book 14736, Page 215, DeKalb County, Georgia Records, and as modified by that certain Loan Modification Agreement recorded in Deed Book 18395, Page 674, DeKalb County, Georgia Records, as last transferred to **JPMorgan Chase Bank,** National Association by assignment recorded in Deed Book 31625, Page 197, DeKalb County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of FOUR HUNDRED FIFTY THOUSAND AND 0/100 DOLLARS ($450,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of DeKalb County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in July, 2025, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

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

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. JPMorgan Chase Bank, National Association is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: JPMorgan Chase Bank, National Association, 3415 Vision Drive, Columbus, OH 43219, 800-446-8939.

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is John Binns, Jr and Christine F Binns or a tenant or tenants and said property is more commonly known as **++2290 Spencers Way, Stone Mountain, GA 30087.++** Should a conflict arise between the property address and the legal description the legal description will control.

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

JPMorgan Chase Bank, National Association
as Attorney in Fact for
John Binns Jr, Christine F Binns
McCalla Raymer Leibert Pierce, LLP
1544 Old Alabama Rd
Roswell, GA 30076
www.foreclosurehotline.net

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 218 OF THE 18TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING LOT 16, BLOCK B, SPENCER'S MOUNTAIN SUBDIVISION, ACCORDING TO PLAT RECORDED IN PLAT BOOK 91, PAGE 66, DEKALB COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE.

MR / JH July 1, 2025
Our file no. 24-16086GA-FT3
24-16086GA

420-497003

NOTICE OF SALE UNDER POWER

DEKALB COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by **Islandman Investments LLC to Navy Federal Credit Union** dated 5/1/2020 and recorded in Deed Book 28298 Page 50; and that Assignment of Leases and Rents recorded in Deed Book 28298 Page 67, DeKalb County, Georgia records; as last transferred to or acquired by Navy Federal Credit Union, conveying the after-described property to secure a Note in the original principal amount of $165,420.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of DeKalb County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on July 1, 2025 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

5912 SUTCLIFFE SQUARE: All that tract or parcel of land lying and being a part (known as Residence No. 5912 Sutcliffe Square of Somerset, DeKalb County, Georgia and more specifically hereinafter described) of those lands in Land Lot 88 of the 16th District of DeKalb County, Georgia, the whole of such part of those lands having been subjected to the Condominium form of ownership (under provisions of the Act of the General Assembly of the State of Georgia approved April 12, 1963, Georgia Laws 1963, pages 561 through 575, as heretofore amended, and as the same may hereafter be amended from time to time) by Declaration of Somerset, recorded in Deed Book 2891, page 321, on October 3, 1972, DeKalb County Records. The precise property conveyed as identified and more particularly described in said Declaration, or in the recorded amendments thereto, and in the Phase Three Site Plan dated May 8, 1973, and recorded at Apartment or Condominium Plat Book 2, page 42, DeKalb County Records, as Residence No. 5912 Sutcliffe Square of Somerset, together with all of the appurtenances thereto, the description as contained in the above mentioned Declaration or amendment and Phase Three Site Plan (and revised or supplemental Plans) being expressly by reference incorporated herein and made a part hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, the percentage undivided interest in the common areas and the facilities of the Condominium known as Somerset computed in accordance with paragraph VILD of the aforesaid Declaration and as the percentage of undivided interest may change from time to time in accordance with the Declaration. The initial percentage undivided interest as computed aforesaid is .5531%. The number of square feet of interior improved and covered floor area in the Residence herein conveyed for purposes of the formula in the Declaration to determine such percentage interest is one thousand eighty (1,080).

The use for which the residence is intended and the restrictions on its use are as set forth in the Declaration.

This conveyance is made subject, however, to all of the covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of Georgia Apartment Ownership Act or set forth in the Declaration of Somerset dated October 2, 1972, and recorded in Deed Book 2891, pages 321-409-A, DeKalb County records, as amended, and in the related By-Laws, which provisions and covenants are herein incorporated by reference and which the Grantee assumes and agrees to observe and perform and be bound by.

5916 SUTCLIFFE SQUARE: All that tract or pared of land lying and being a part (known as Residence No. 5916 Sutcliffe Square of Somerset, DeKalb County, Georgia and more specifically hereinafter described) of those lands in Land Lot 88 of the 16th District of DeKalb County, Georgia, the whole of such part of those lands having been subjected to the Condominium form of ownership (under provisions of the Act of the General Assembly of the State of Georgia approved April 12, 1963, Georgia Laws 1963, pages 561 through 575, as heretofore amended, and as the same may hereafter be amended from time to time) by Declaration of Somerset, recorded in Deed Book 2891, page 321, DeKalb County Records. The precise property conveyed as identified and more particularly described in said Declaration, or in the recorded amendment thereto, and in the Phase One Site Plan dated September 14, 1972, and recorded at Apartment or Condominium Plat Book 1, pages 106, 107 and 108, DeKalb County Records (as revised or supplemented by plans dated October 12, 1972, recorded at Apartment or Condominium Plat Book 1, pages 116 and 117 of DeKalb County Records) as Residence No. 5916 Sutcliffe Square of Somerset, together with all of the appurtenances thereto, the description as contained in the above mentioned Declaration or amendment and Phase One Site Plan (and revised or supplemental Plans) being expressly by reference incorporated herein and made a part hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, the percentage undivided interest in the common areas and the facilities of the Condominium known as Somerset computed in accordance with paragraph VILD of the aforesaid Declaration and as the percentage of undivided interest may change from time to time in accordance with the Declaration. The initial percentage undivided interest as computed aforesaid is .5531%. The number of square feet of interior improved and covered floor area in the Residence herein conveyed for purposes of the formula in the Declaration to determine such percentage interest is one thousand eighty (1,080).

5926 SUTCLIFFE SQUARE: All that tract or parcel of land being a part (known as Residence No. 5926 Sutcliffe Square of Somerset, DeKalb County, Georgia and more specifically hereinafter described of those lands in Land Lot 88 of the 16th District of DeKalb County, Georgia, the whole of such part of those lands having been subjected to the Condominium form of ownership (under provisions of the Act of the General Assembly of the State of Georgia approved April 12, 1963, Georgia Laws 1963, pages 561 through 575, as heretofore amended, and as the same may hereafter be amended from time to time by Declaration of Somerset, recorded in Deed Book 2891, page 321, on October 3, 1972, DeKalb County Records. The precise property herein conveyed is identified and more particularly described in said Declaration or in a recorded amendment thereto and in the Phase Three Site Plan dated May 8, 1973, and recorded at Apartment or Condominium Plat Book 2, pages 42, DeKalb County Records as Residence No. 5926 Sutcliffe Square of Somerset, together will all of the appurtenances thereto, the description as contained in the above-mentioned Declaration or amendment and Phase One Site Plat (and revised or supplemental plans) being expressed by reference incorporated herein and made a part hereof, the interest. Herein conveyed includes, without limiting the generality of the foregoing, the percentage undivided interest in the common areas and facilities of the Condominium known as Somerset computed in accordance with paragraph VI ID) of the aforesaid Declaration and as the percentage undivided interest may change from time to time in accordance with the Declaration. The initial percentage undivided interest as computed aforesaid is .5531%. The number of square feet of interior improved and covered floor area in the residence herein conveyed for the purposes of the formula in the Declaration to determine such percentage interest is one thousand eighty (1080).

2703 PENWOOD PLACE: All that tract or parcel of land lying and being in Land Lot 88 of the 16th District of DeKalb County, Georgia, the whole of such part of those lands having been subject to the Condominium form of ownership (under provisions of the Act of General Assembly of the State of Georgia approved April 12, 1963 Pages 561 through 565, as heretofore amended, and as the same may hereafter be amended from time to time) by Declaration of Somerset, recorded in Deed Book 2891, Page 321, DeKalb County Records. The precise property herein conveyed is identified and more particularly described in said Declaration, or in a recorded amendment thereto, and in the Phase One Site Plat dated September 14, 1972, and recorded at Apartment or Condominium Plat Book 1, Page 106 and 107 and 108, DeKalb County Records (as revised or supplemented by plans dated October 12, 1972, and recorded at Apartment or Condominium Plat Book 1, Pages 116 and 117 of DeKalb County Records, as Residence No. 2703 Penwood Place together with all of the appurtenances thereto, the description as contained in the above mentioned Declaration or amendment and Phase One Site Plan (and revised or supplemental plans) being expressly by reference incorporated herein and made a part hereof. The interest herein conveyed includes without limiting the generality of the foregoing, the percentage undivided interest in the common areas and facilities of the Condominium known as Somerset computed in accordance with paragraph VII. D. of the aforesaid declaration and as the percentage undivided interest may change from time to time in accordance with the declaration. The initial percentage undivided interest as computed as aforesaid is 1.538%. The number of square feet of toe interior improved and covered floor area in the residence herein conveyed for purposes of the formula in the declaration to determine such percentage interest is 1,080.

2745 PENWOOD PLACE: All that certain tract or parcel of land lying and being in Land Lot 88 of the 16th District of DeKalb County, Georgia, the whole of such part of those lands having been subjected to the Condominium form of ownership (under provisions of the Act of the General Assembly of the state of Georgia approved April 12, 1963, Georgia Laws 1963, Pages 561 through 575, as heretofore amended, and as the same may hereafter be amended from time to time by Declaration of Somerset, recorded in Deed Book 2891, page 328, DeKalb County Records. The precise property herein conveyed is identified and more particularly described in said Declaration or in a recorded amendment thereto and in the Phase One Site Plan dated September 14, 1972 and recorded at Apartment or Condominium Plat Book 1, Pages 106, 107 and 108, DeKalb County Records (as revised or supplemented by plans dated October 12, 1972, recorded at Apartment or Condominium Plat Book 1, Page 116 and 117 of DeKalb County Records) as Residence No. 2745 Penwood Place of Somerset, together will all of the appurtenances thereto, the description as contained in the above-mentioned Declaration or amendment and Phase One Site Plat (and revised or supplemental plans) expressly by reference incorporated herein and made a part hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, the percentage undivided interest in the common areas and facilities of the Condominium known as Somerset computed in accordance with paragraph VI ID of the aforesaid Declaration and as the percentage undivided interest may chance from time to time in accordance with the Declaration. The initial percentage undivided interest as computed aforesaid is 0.7900%. The number of square feet of interior improved and covered floor area in the residence herein conveyed for the purposes of the formula in the Declaration to determine such percentage interest is one thousand two hundred seventy five (1,275). The use for which the residence is intended and the restrictions of its use are as set forth in the Declaration. This conveyance is made subject, however, to all of the provisions and covenants of said Declaration, which provisions and covenants are herein incorporated by reference and which the grantee assumes and agrees to observe and be bound by.

2747 PENWOOD PLACE: All that tract or parcel of land being a part (known as Residence No. 2747 Penwood Place, of Somerset, DeKalb County, Georgia and more specifically hereinafter described) of those lands in Land Lot 88 of the 16th District of DeKalb County, Georgia, the whole of such part of those lands having been subjected to the Condominium form of ownership (under provisions of the Act of the General Assembly of the State of Georgia approved April 12, 1963, Georgia Laws 1963 pages 561 through 575, as heretofore amended, and the same may hereafter be amended from time to time) by Declaration of Somerset recorded in Deed Book 2891, page 321, on October 3, 1972, DeKalb County Records.

The precise property herein conveyed is identified and more particularly described in said Declaration, or in recorded amendments thereto, and in Phase One Site Plan dated September 14, 1972, and recorded at Apartment or Condominium Plat Book 1, page 106, 107, 108, DeKalb County Records, as revised or supplemented by Plans dated October 12, 1972, recorded at Apartment or Condominium Plat Book One, Page 116, 117, of DeKalb County Records) as Residence No. 2747 Penwood Place of Somerset, together with all of the appurtenances thereto, the description as contained in the above mentioned Declaration or amendment and phase One Site Plan (and revised or supplemental plans) being expressly by reference incorporated herein and made a part hereof.

The interest herein conveyed includes, without limiting the generality of the foregoing, the percentage undivided interest in the common areas and facilities of the Condominium known as Somerset computed in accordance with paragraph VII.D of the aforesaid Declaration and as the percentage undivided interest may change from time to time in accordance to Declaration. The initial percentage undivided interest as computed as aforesaid is .065308% and covered floor area in the residence herein conveyed for purposes of the formula in the Declaration to determine such percentage interest is on one thousand two hundred twelve (1212).

6051 REGENT MANOR: All that tract or parcel of land lying and being in Land Lot 88 of the 16th District of DeKalb County, Georgia, and being more particularly described as follows: Condominium Unit 6051 of Somerset Condominium, a Condominium, Phase Two, as more particularly described and delineated in the Declaration of Somerset Condominium, recorded in Deed Book 2891, Page 321, et seq., DeKalb County, Georgia Records, as may be amended.

This conveyance is made subject to the Declaration and all matters referenced therein, all matters shown on the plat recorded in Condominium Plat Book 2, Page 37, DeKalb County, Georgia Records, as may be amended.

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

Said property is commonly known as **6051 Regent Manor, Lithonia, GA 30058; 2703 Penwood Place, Lithonia, GA 30058; 2745 Penwood Place, Lithonia, GA 30058; 2747 Penwood Place, Lithonia, GA 30058; 5912 Sutcliffe Square, Lithonia, GA 30058; 5916 Sutcliffe Square, Lithonia, GA 30058; 5926 Sutcliffe Square, Lithonia, GA 30058** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Islandman Investments LLC and Hillary Nchotu or tenant or tenants.

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

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

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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

Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

Navy Federal Credit Union as agent and Attorney in Fact for Islandman Investments LLC

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

2049-287A

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

++2049-287A / Islandman Investments LLC++

420-497005 6/5,6/12,6/19,6/26

STATE OF GEORGIA

COUNTY OF DEKALB

NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by **TIMOTHY O. STARKS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SOUTHSTAR FUNDING, LLC** in the original principal amount of $198,000.00 dated September 17, 2004, and recorded in Deed Book 16750, Page 70, DeKalb County records, said Security Deed being last transferred to THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. F/K/A THE BAN OF NEW YORK TRUST COMPANY, N.A., AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION F/K/A JPMORGAN CHASE BANK, AS TRUSTEE- SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-BC1, in Deed Book 23964, Page 458, DeKalb County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on July 01, 2025, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 138 OF THE 16TH DISTRICT OF DEKALB COUNTY, GEORGIA; AND

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FORMED BY THE INTERSECTION OF THE NORTHWESTERLY SIDE OF KLONDIKE ROAD WITH THE SOUTHEASTERLY SIDE OF ARABIAN TERRACE; RUNNING THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY SIDE OF KLONDIKE ROAD 122.7 FEET TO A POINT; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY SIDE OF KLONDIKE ROAD 110 FEET TO PROPERTY NOW OR FORMERLY OWNED BY S.D. MCCOOK, JR.; RUNNING THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID MCCOOK PROPERTY, 200 FEET TO LOT 1, ARABIAN WOODS SUBDIVISION; RUNNING THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1, 110 FEET TO A POINT; RUNNING THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 1, 26.2 FEET TO THE SOUTHERLY SIDE OF ARABIAN TERRACE; RUNNING THENCE EASTERLY AND NORTHEASTERLY ALONG THE SOUTHERLY AND SOUTHEASTERLY SIDE OF ARABIA TERRACE AND FOL-

LOWING THE CURVATURE THEREOF, 254.6 FEET TO THE NORTHWESTERLY SIDE OF KLONDIKE ROAD AND THE POINT OF BEGINNING; BEING IMPROVED PROPERTY KNOWN AS 3015 KLONDIKE ROAD, LITHONIA, GEORGIA, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN DEKALB COUNTY, GEORGIA.
Said property being known as: **3015 KLONDIKE RD, LITHONIA, GA 30038**
To the best of the undersigned's knowledge, the party or parties in possession of said property is/are TIMOTHY O. STARKS or tenant(s).
The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed.
The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:
PHH Mortgage Corporation
1661 Worthington Road, Suite 100
West Palm Beach, FL 33409
800-887-4420
Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.
THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. F/K/A THE BAN OF NEW YORK TRUST COMPANY, N.A., AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION F/K/A JPMORGAN CHASE BANK, AS TRUSTEE- SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-BC1,
as Attorney-in-Fact for
TIMOTHY O. STARKS
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
13010 Morris Rd., Suite 450
Alpharetta, GA 30004
Phone: 470-321-7112
++Firm File No. 25-308706 - ChM / STARKS++

420-497006 6/5,6/12,6/19,6/26
STATE OF GEORGIA
COUNTY OF DEKALB
NOTICE OF SALE UNDER POWER
Pursuant to the power of sale contained in the Security Deed executed by **PATRICIA RICHARDS A/K/A PATRICIA C. RICHARDS to WASHINGTON MUTUAL BANK, FA** in the original principal amount of $144,000.00 dated January 10, 2007, modified by Agreement recorded in Deed Book 24095, Page 40, DeKalb County records, and recorded in Deed Book 19629, Page 663, DeKalb County records, said Security Deed being last transferred to FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-2 in Deed Book 30679, Page 446, DeKalb County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on July 01, 2025, the property in said Security Deed and described as follows:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 93 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA; AND BEING LOT 10, BLOCK C, UNIT TWO, HAMBRICK DOWNS SUBDIVISION; AS PER PLAT RECORDED IN PLAT BOOK 67, PAGE 87, DEKALB COUNTY, GEORGIA RECORDS; SAID PLAT BEING INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.
Said property being known as: **++1012 HUNTINGDON CT, STONE MOUNTAIN, GA 30083++**
To the best of the undersigned's knowledge, the party or parties in possession of said property is/are PATRICIA RICHARDS A/K/A PATRICIA C. RICHARDS or tenant(s).
The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed.
The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:
Select Portfolio Servicing, Inc.
3217 S. Decker Lake Drive
Salt Lake City, UT 84119
800-635-9698
Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-2,
as Attorney-in-Fact for
PATRICIA RICHARDS A/K/A PATRICIA C. RICHARDS
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
13010 Morris Rd., Suite 450
Alpharetta, GA 30004
Phone: 470-321-7112
Firm File No. 25-302225 - ChM

420-497007 6/5,6/12,6/19,6/26
NOTICE OF SALE UNDER POWER
GEORGIA, DEKALB COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by **Erica Michelle Johnson A/K/A Erica M Johnson to PNC Bank, National Association** dated September 25, 2018, recorded in Deed Book 27275, Page 32, DeKalb County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWENTY-FIVE THOUSAND AND 0/100 DOLLARS ($25,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of DeKalb County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in July, 2025, the following described property:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above.
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. PNC BANK, National Association is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: PNC Bank, N.A., 3232 Newmark Drive, Miamisburg, 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 undersigned, the party in possession of the property is Erica Michelle Johnson A/K/A Erica M Johnson or a tenant or tenants and said property is more commonly known as **++1240 Gates Cir SE #41, Atlanta, GA 30316.++**
Should a conflict arise between the property address and the legal description the legal description will control.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. PNC BANK, National Association
as Attorney in Fact for
Erica Michelle Johnson A/K/A Erica M Johnson
McCalla Raymer Leibert Pierce, LLP
1544 Old Alabama Rd
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT "A"
SITUATED IN THE COUNTY OF DEKALB, STATE OF GEORGIA:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 114, 15TH DISTRICT, DEKALB COUNTY., GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS CONDOMINIUM UNIT 41, BUILDING A, THE GATES AT BOULDERCREST CONDOMINIUMS, PHASE THREE, A CONDOMINIUM, AS SHOWN ON PLAT AT CONDOMINIUM PLAT BOOK 127, PAGE 110, DEKALB COUNTY RECORDS, TOGETHER WITH ALL RIGHT TITLE AND INTEREST IN SAID CONDOMINIUM AND RESTRICTIONS FOR THE GATES AT BOULDERCREST CONDOMINIUMS, RECORDED IN DEED BOOK 12345, PAGE 20, DEKALB COUNTY RECORDS, WHICH PLAT, PLANS AND DECLARATIONS AND ALL RECORDED AMENDMENTS THERETO ARE INCORPORATED HEREIN BY REFERENCE. THIS PROPERTY IS KNOWN AS 1240 GATES CIR SE #41, ATLANTA, GA.
BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN BOOK 24742, PAGE 699 OF THE DEKALB COUNTY, GEORGIA RECORDS.
SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES, AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE
SUBJECT TO THAT CERTAIN SECURITY DEED FROM ERICA M. JOHNSON TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR NEIGHBORHOOD MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS, DATED DECEMBER 23, 2014, AND RECORDED IN DEED BOOK 24742, PAGE 701, DEKALB COUNTY, GEORGIA RECORDS.
MR / KS July 1, 2025
Our file no. 23-11464GA-FT1
23-11464GA

420-497009 6/5,6/12,6/19,6/26
NOTICE OF SALE UNDER POWER
DEKALB COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by **Maurice Mallett to Fidelity Bank D/B/A Fidelity Bank Mortgage** dated 6/22/2009 and recorded in Deed Book 21509 Page 431 DeKalb County, Georgia records; as last transferred to or acquired by Wilmington Savings Fund Society, FSB, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2023-R1, conveying the after-described property to secure a Note in the original principal amount of $61,858.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of DeKalb County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on July 1, 2025 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:
All that tract or parcel of land lying and being in Land Lot 32 of the 16th District, DeKalb County, Georgia being Lot 26, Block I, Bridgewater Commons (Aka Mainstreet), Phase II, Section V, as per plat recorded in Plat Book 68, Page 76, DeKalb County Records, said plat being incorporated herein by reference and made a part hereof. Tax Id: 16-032-11-026
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property is commonly known as **4967 Post Road Pass, Stone Mountain, GA 30088** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Maurice Mallett or tenant or tenants.
Fay Servicing, LLC is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the mortgage.
Fay Servicing, LLC P.O. Box 814609 Dallas, TX 75381-4609 1-800-495-7166
Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.
Wilmington Savings Fund Society, FSB, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2023-R1 as agent and Attorney in Fact for Maurice Mallett
Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400.
1216-3436A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
++1216-3436A/ Mallett++

420-497010 6/5,6/12,6/19,6/26
STATE OF GEORGIA
COUNTY OF DEKALB
NOTICE OF SALE UNDER POWER
Pursuant to the power of sale contained in the Security Deed executed by **ERIC LEE SALINAS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING** in the original principal amount of $93,279.00 dated May 23, 2016, and recorded in Deed Book 25610, Page 57, DeKalb County records, said Security Deed being last transferred to PLANET HOME LENDING, LLC in Deed Book 31957, Page 690, DeKalb County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on July 01, 2025, the property in said Security Deed and described as follows:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 193 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST SIDE OF HAIRSTON ROAD 137.5 FEET SOUTH FROM THE NORTH LINE OF LAND LOT 193; THENCE RUNNING EAST 250 FEET TO AN IRON PIN; THENCE SOUTHEASTERLY 105 FEET TO AN IRON PIN; THENCE RUNNING WESTERLY 308.4 FEET TO THE EAST SIDE OF HAIRSTON ROAD; THENCE NORTH ALONG THE EAST SIDE OF HAIRSTON ROAD 105 FEET TO THE POINT OF BEGINNING; BEING KNOWN AS LOT #1 ACCORDING TO THE SURVEY AND PLAT OF THE PROPERTY DATED OCTOBER 16, 1947.
BEING IMPROVED PROPERTY KNOWN AS 1496 S. HAIRSTON ROAD, STONE MOUNTAIN, GA 30088, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN DEKALB COUNTY.
PROPERTY IS ALSO KNOWN AS: 1496 SOUTH HAIRSTON ROAD, STONE MOUNTAIN, GA 30088.
Said property being known as: **++1496 S HAIRSTON ROAD, STONE MOUNTAIN, GA 30088++**
To the best of the undersigned's knowledge, the party or parties in possession of said property is/are ERIC LEE SALINAS or tenant(s).
The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed.
The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:
Planet Home Lending, LLC
321 Research Parkway, Suite 303

Meriden, CT 06450
1-855-884-2250
Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.
PLANET HOME LENDING, LLC,
as Attorney-in-Fact for
ERIC LEE SALINAS
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
13010 Morris Rd., Suite 450
Alpharetta, GA 30004
Phone: 470-321-7112
Firm File No. 25-305139 - AnB

420-497011 6/5,6/12,6/19,6/26
STATE OF GEORGIA
COUNTY OF DEKALB

NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by **DANA AVIST to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PROSPERITY HOME MORTGAGE, LLC** in the original principal amount of $140,000.00 dated October 1, 2019, and recorded in Deed Book 27848, Page 693, DeKalb County records, said Security Deed being last transferred to SELECT PORTFOLIO SERVICING, INC. in Deed Book 31875, Page 371, DeKalb County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on July 01, 2025, the property in said Security Deed and described as follows:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 141, OF THE 16TH DISTRICT, OF DEKALB COUNTY, GEORGIA AND BEING 0.638 ACRES AS PER PLAT THEREOF PREPARED BY JTB ENTERPRISES, INC., DATED DECEMBER 30, 1981 AS RECORDED IN PLAT BOOK 74, PAGE 12, RECORDS OF DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:
TO FIND THE BEGINNING POINT COMMENCE AT A POINT ON THE EAST SIDE OF KLONDIKE ROAD WHICH IS SITUATED AT THE DIVIDING LINE BETWEEN LAND LOTS 140 AND 141, OF SAID 16TH DISTRICT; RUNNING THENCE SOUTH 00 DEGREES 28 MINUTES 58 SECONDS WEST ALONG THE EASTERLY SIDE OF SAID KLONDIKE ROAD 418.03 FEET TO A 1/2 INCH IRON PIN WHICH POINT IS THE TRUE POINT OF BEGINNING; RUNNING THENCE SOUTH 87 DEGREES 14 MINUTES 43 SECONDS EAST A DISTANCE OF 97.35 FEET TO AN IRON PIN, THENCE NORTH 88 DEGREES 22 MINUTES 24 SECONDS EAST A DISTANCE OF 144.12 FEET TO AN IRON PIN; THENCE SOUTH 00 DEGREES 28 MINUTES 58 SECONDS WEST 115.00 FEET TO AN IRON PIN; THENCE SOUTH 89 DEGREES 02 MINUTES 51 SECONDS WEST A DISTANCE OF 241.37 FEET TO AN IRON PIN SITUATED ON THE EASTERLY SIDE OF KLONDIKE ROAD: THENCE NORTH 00 DEGREES 28 MINUTES 58 SECONDS EAST 119.60 FEET TO AN IRON PIN ANT THE TRUE POINT OF BEGINNING.
THIS BEING THE SAME PROPERTY AS THAT SHOWN ON A PLAT PREPARED BY JAMES S. HALL JR., GEORGIA R.L.S. NO. 2856, DATED 11-9-2018 AND RECORDED IN PLAT BOOK 270, PAGE 36, DEKALB COUNTY, GEORGIA RECORDS.
Said property being known as: **++3620 KLONDIKE RD, LITHONIA, GA 30038++**
To the best of the undersigned's knowledge, the party or parties in possession of said property is/are DANA AVIST or tenant(s).
The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed.
The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:
Select Portfolio Servicing, Inc.
3217 S. Decker Lake Drive
Salt Lake City, UT 84119
800-635-9698
Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.
SELECT PORTFOLIO SERVICING, INC.,
as Attorney-in-Fact for
DANA AVIST
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
13010 Morris Rd., Suite 450
Alpharetta, GA 30004
Phone: 470-321-7112
Firm File No. 25-272415 - ChM

420-497013 6/5,6/12,6/19,6/26

NOTICE OF SALE UNDER POWER

DEKALB COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by **Albert Brown and Patricia Brown to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for PGNF HOME LENDING CORP., its successors and assign**s dated 4/26/2004 and recorded in Deed Book 16125 Page 210 DeKalb County, Georgia records; as last transferred to or acquired by THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2004-6, conveying the after-described property to secure a Note in the original principal amount of $129,600.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of DeKalb County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on July 1, 2025 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 69 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA, BEING LOT 31, BLOCK "C" UNIT THREE, PHASE TWO OF CREEKWOOD HILLS, AS PER PLAT RECORDED IN PLAT BOOK 59, PAGE 8, DEKALB COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE; BEING IMPROVED PROPERTY KNOWN AS 3303 CREEKWOOD DRIVE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN DEKALB COUNTY, GEORGIA.
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property is commonly known as **3303 Creekway Dr, Decatur, GA 30034** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Estate/Heirs of Albert Brown and Patricia Brown or tenant or tenants.
Shellpoint Mortgage Servicing is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the mortgage.
Shellpoint Mortgage Servicing
PO Box 10826 Greenville, SC 29603-0826 1-800-365-7107
Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed.
Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF THE CWABS INC., ASSETBACKED CERTIFICATES, SERIES 2004-6 as agent and Attorney in Fact for Albert Brown and Patricia Brown
Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400.
1263-4652A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
++1263-4652A/ BROWN++

420-497014 6/5,6/12,6/19,6/26
STATE OF GEORGIA
COUNTY OF DEKALB

NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by **CYNTHIA JO GOODMAN to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FIRST OPTION MORTGAGE** in the original principal amount of $146,000.00 dated October 31, 2007, and recorded in Deed Book 20431, Page 678, DeKalb County records, said Security Deed being last transferred to U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST in Deed Book 30805, Page 393, DeKalb County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on July 01, 2025, the property in said Security Deed and described as follows:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 106 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING LOT 33, BLOCK J, OF BATTLE FORREST SUBDIVISION, UNIT TWO, PER PLAT OF SURVEY RECORDED IN PLAT BOOK 36, PAGE 94, DEKALB COUNTY, GEORGIA RECORDS,
SAID PLAT IS INCORPORATED HEREIN BY REFERENCE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIN ON THE EASTERLY SIDE OF BATTLE FORREST DRIVE 216.8 FEET NORTHEASTERLY AS MEASURED ALONG THE EASTERLY SIDE OF BATTLE FORREST DRIVE AND FOLLOWING THR CURVATURE THEROF FROM ITS INTERSECTION WITH THE NORTHERLY SIDE OF ELKFORN DRIVE; THENCE RUNNING NORTHERLY ALONG THE EASTERLY SIDE OF BATTLE FORREST DRIVE AND FOLLOWING THE CURVATURE THEROF 73.4 FEET TO AN IRON PIN; THENCE EASTERLY 150.0 FEET TO AN IRON PIN; THENCE SOUTHERLY 78.0 FEET TO AN IRON PIN; THENCE WESTERLY 157.0 FEET TO THE EASTERLY SIDE OF BATTLE FORREST DRIVE AND THE IRON PIN AT THE POINT OF BEGINNING, BEING IMPROVED PROPERTY KNOWN AS 2948 BATTLE FORREST DRIVE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN DEKALB COUNTY, GEORGIA.
Said property being known as: **2948 BATTLE FORREST DR, DECATUR, GA 30034**
To the best of the undersigned's knowledge, the party or parties in possession of said property is/are CYNTHIA JO GOODMAN or tenant(s).
The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed.
The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:
Selene Finance LP
3501 Olympus Boulevard, 5th Floor, Suite 500
Dallas, TX 75019
877-768-3759
Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.
U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST,
as Attorney-in-Fact for
CYNTHIA JO GOODMAN
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
13010 Morris Rd., Suite 450
Alpharetta, GA 30004
Phone: 470-321-7112
++Firm File No. 22-063273 - AnB/GOODMAN++

420-497015 6/5,6/12,6/19,6/26
.STATE OF GEORGIA
COUNTY OF DEKALB

NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by **SHERVONNE JOHNSON to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FREMONT INVESTMENT & LOAN** in the original principal amount of $96,050.00 dated April 27, 2006, and recorded in Deed Book 18663, Page 246, DeKalb County records, said Security Deed being last transferred to HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2006-B, MORTGAGE-BACKED CERTIFICATES, SERIES 2006-B in Deed Book 27297, Page 630, DeKalb County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on July 01, 2025, the property in said Security Deed and described as follows:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 22, OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA, AND BEING LOT/S 13 IN BLOCK "C" UNIT TWO OF WISHING WELL HILLS SUBDIVISION, ACCORDING TO A PLAT THEREOF RECORDED IN PLAT BOOK 48, PAGE(S) 157, IN THE
OFFICE OF THE CLERK OF THE SUPERIOR COURT OF DEKALB COUNTY, GEORGIA RECORDS, TO WHICH PLAT REFERENCE IS MADE FOR A MORE DETAILED DESCRIPTION.
Said property being known as: **4010 ROCKKNOLL CT, CONLEY, GA 30288**
To the best of the undersigned's knowledge, the party or parties in possession of said property is/are SHERVONNE JOHNSON or tenant(s).
The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed.
The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:
PHH Mortgage Corporation
1661 Worthington Road, Suite 100
West Palm Beach, FL 33409
800-887-4420
Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.
HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2006-B, MORTGAGE-BACKED CERTIFICATES, SERIES 2006-B,
as Attorney-in-Fact for
SHERVONNE JOHNSON
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
13010 Morris Rd., Suite 450
Alpharetta, GA 30004
Phone: 470-321-7112
++Firm File No. 25-295410 - ChM/ JOHNSON++

420-497016 6/5,6/12,6/19,6/26
STATE OF GEORGIA
COUNTY OF DEKALB

NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by **LUVENIA G. REESE-HORTON FKA LUVANIA G. REESES to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR PHH MORTGAGE CORPORATION DBA LIBERTY REVERSE MORTGAGE** in the original principal amount of $690,000.00 dated June 24, 2024, and recorded in Deed Book 31519, Page 728, DeKalb County records, said Security Deed being last transferred to PHH MORTGAGE CORPORATION in Deed Book 31811, Page 693, DeKalb County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale,

on July 01, 2025, the property in said Security Deed and described as follows:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 212 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA, BEING LOT 84 AND A PART OF LOT 85 IN THE SUBDIVISION OF MUTUAL HOME BUILDERS, INC. PROPERTY, AS PER PLAT RECORDED IN PLAT BOOK 9, PAGE 98, RECORDS OF DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN ON THE SOUTHEAST SIDE OF SISSON AVENUE, ONE HUNDRED THIRTY-FOUR (134.00) FEET NORTHEASTERLY AS MEASURED ALONG THE SOUTHEASTERLY SIDE OF SISSON AVENUE FROM THE INTERERSECTION OF THE NORTHEASTERLY SIDE OF WISTERIA WAY WITH THE SOUTHEASTERLY SIDE OF SISSON AVENUE AND CONTINUING THENCE NORTHEASTERLY SIXTY AND EIGHT TENTHS (60.8) FEET TO AN IRON PIN AT THE SOUTHWEST CORNER OF LOT 83, IN SAID BLOCK AND SUBDIVISION; RUNNING THENCE EASTERLY ONE HUNDRED FORTY-EIGHT AND SIX TENTHS (148.6) FEET TO AN IRON PIN ON THE NORTHWESTERLY SIDE OF A 10 FOOT ALLEY; RUNNING THENCE SOUTHWESTERLY AT AN INTERIOR ANGLE OF 90 DEGREES 0 MINUTES WITH THE PRECEDING CALL FORTY-EIGHT AND FIVE TENTHS (48.5) FEET ALONG SAID ALLEY TO ANIRON PIN; RUNNING THENCE WESTERLY ONE HUNDRED-ONE AND FIFTEEN-ONE HUNDREDTHS (101.15) FEET TO AN IRON PIN; RUNNING THENCE SOUTHWESTERLY AT AN INTERIOR ANGLE OF 190 DEGREES 20 MINUTES WITH THE PRECEDING CALL A DISTANCE OF FIFTY-NINE AND TWO TENTHS (59.02) FEET TO AN IRON PIN ON THE SOUTHEASTERLY SIDE OF SISSON AVENUE AND THE POINT OF BEGINNING; BEING IMPROVED PROPERTY WITH A ONE STORY BRICK HOUSE THEREON KNOWN AS NO. 301 SISSON AVENUE, ACCORDING TO THE PRESENT SYSTEM OF NAMING STREETS AND NUMBERING HOUSES IN DEKALB COUNTY, GEORGIA, AS MORE FULLY SHOWN ON A PLAT OF INDIVIDUAL SURVEY PREPARED BY SAMUEL G. EVANS, JR., REGISTERED LAND SURVEYORS, DATED JULY 27, 1972.
Said property being known as:
301 SISSON AVE NE, ATLANTA, GA 30317
To the best of the undersigned's knowledge, the party or parties in possession of said property is/are LUVENIA G. REESE-HORTON FKA LUVANIA G. REESES or tenant(s).
The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed.
The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:
PHH Mortgage Corporation
1661 Worthington Road, Suite 100
West Palm Beach, FL 33409
866-503-5559
Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.
PHH MORTGAGE CORPORATION,
as Attorney-in-Fact for
LUVENIA G. REESE-HORTON FKA LUVANIA G. REESES
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
13010 Morris Rd., Suite 450
Alpharetta, GA 30004
Phone: 470-321-7112
++Firm File No. 25-293825 - AnB/RESSE- HORTON++

420-497017 6/5,6/12,6/19,6/26

NOTICE OF SALE UNDER POWER,

DEKALB COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by **Payton Jamison and Dwonna Jamison to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Homecomings Financial Network, Inc., its successors and assigns.** dated 3/31/2005 and recorded in Deed Book 17285 Page 108 DeKalb County, Georgia records; as last transferred to or acquired by The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2005-RS5, conveying the after-described property to secure a Note in the original principal amount of $104,500.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of DeKalb County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on July 1, 2025 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:
All that tract or parcel of land lying and being in Land Lot 90 of the 16th District, DeKalb County, Georgia, being Lot 61, Block A, Cherokee Valley Subdivision, Unit III & IV, as per plat recorded in Plat Book 74, Page 44, DeKalb County, Georgia records, which recorded plat is incorporated herein by this reference and made a part of this description. Said property being known as 2293 Cherokee Valley Drive according to the present system of numbering houses in DeKalb County, Georgia.
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property is commonly known as **2293 Cherokee Valley Drive, Lithonia, GA 30058** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Estate/Heirs of Payton Jamison and Dwonna Jamison or tenant or tenants.
PHH Mortgage Corporation is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the mortgage.
PHH Mortgage Corporation
1661 Worthington Rd Suite 100
West Palm Beach, FL 33409
(800) 750-2518

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed.
Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.
The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2005-RS5 as agent and Attorney in Fact for Payton Jamison and Dwonna Jamison
Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400.
1017-7466A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
++1017-7466A/JAMISON++

420-497018 6/5,6/12,6/19,6/26

NOTICE OF SALE UNDER POWER

STATE OF GEORGIA
DEKALB COUNTY
By virtue of a power of sale contained in a certain security deed from **Dareen Anderson and Real Equity Group, LLC to Kiavi Funding, Inc.** and recorded in Deed Book 31374, Page 339, DeKalb County, Georgia records given to secure a note in the original amount of $450,700.00 with interest on the unpaid balance until paid, the following described property will be sold at public outcry to the highest bidder for cash at the courthouse door of DEKALB COUNTY, Georgia, or such other location within the legal hours of sale on the first Tuesday in July, 2025, to wit: July 01, 2025, the following described property:
All that tract or parcel of land lying and being in Land Lot 149 of the 15th District of DeKalb County, Georgia and being more particularly described as follows: Being improved property known as Number 2060 Second Avenue, according to the present system of numbering houses in DeKalb County, Georgia and being a Portion of Lot 6, Block "B", East Lake Heights Subdivision, said Lot 6 having been subdivided pursuant to a survey prepared by Focal Point Engineering, dated October 19, 2004, V.F. Gaddy, Jr., Georgia Registered Land Surveyor No. 2661 and Georgia Registered Professional Engineer No. 17324, and being more particularly described as follows: Beginning at an iron rebar found at a point formed by the intersection of the northeasterly side of second avenue (having a 50 foot right of way) with the northerly side of garden circle (having a 50 foot right of way); running thence north 09 degrees 02 minutes 20 seconds west along the easterly right of way of second avenue a distance of 100.00 feet to a point; running thence south 87 degrees 47 minutes 44 seconds east a distance of 127.70 feet to an iron pin rebar placed; running thence south 02 degrees 12 minutes 16 seconds west a distance of 98.08 feet to an iron rebar placed on the northerly right of way of garden circle; running thence north 87 degrees 47 minutes 44 seconds west along the northerly right of way of garden circle a distance of 108.20 feet to the point of beginning.
Being real property commonly known as **2060 2nd Avenue, Decatur, GA 30032.**
The debt secured by the above-referenced security deed has been declared due because of the default in the payment of said debt per the terms of the note and other possible defaults by the borrower or the successor thereto. The debt remaining in default, this sale will be made for the purpose of paying the debt and all expenses of this sale including attorney's fees (notice of intent to collect attorney's fees having been given).
Said sale will be made subject to the following items which may affect the title to said property: All restrictive covenants, easements and rights-of-way appearing of record, if any; all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; all outstanding or unpaid bills and assessments for street improvements, curbing, garbage, water, sewage and public utilities which may be liens upon said property; and any outstanding taxes, assessments and other liens superior to the security deed being foreclosed hereby.
To the best knowledge and belief of the undersigned, the above-described property is in the possession of the borrower and/or other persons with the consent and acquiescence of the borrower.
Pursuant to O.C.G.A. § 44-14-162.2, the name, address and telephone number of the person or entity who shall have full authority to negotiate, amend, or modify all terms of the above-described mortgage is as follows:
Kiavi Funding, Inc.
2 Allegheny Center, Nova Tower 2, Suite 200
Pittsburgh, PA 15212
415-202-6400
The foregoing notwithstanding, nothing in O.C.G.A. § 44-14-162.2 shall be construed to require LHome Mortgage Trust 2024-RTL2 to negotiate, amend, or modify the terms of the Security Deed described herein.
LHome Mortgage Trust 2024-RTL2 as Attorney in Fact for Dareen Anderson and Real Equity Group, LLC
Attorney Contact:
Miller, George & Suggs, PLLC
3000 Langford Road, Building 100
Peachtree Corners, GA 30071
Phone: 404-793-1447
Fax: 404-738-1558
++25GA330-0028/ Dareen Anderson and Real Equity Group, LLC++
THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

420-497019 6/5,6/12,6/19,6/26

NOTICE OF SALE UNDER POWER

STATE OF GEORGIA
DEKALB COUNTY
By virtue of a power of sale contained in a certain security deed from **Sharon L Gant to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Ally Bank (Corp.), its successors and assigns** and recorded in Deed Book 23169, Page 743, DeKalb County, Georgia records given to secure a note in the original amount of $98,902.00 with interest on the unpaid balance until paid, the following described property will be sold at public outcry to the highest bidder for cash at the courthouse door of DEKALB COUNTY, Georgia, or such other location within the legal hours of sale on the first Tuesday in July, 2025, to wit: July 01, 2025, the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 58 OF THE 16TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING LOT 88, BLOCK A OF COVINGTON PLACE SUBDIVISION, AS PER PLAT RECORDED
IN PLAT BOOK 101, PAGES 115-116, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DEKALB COUNTY,
GEORGIA, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS
DESCRIPTION.
PPN: 16 058 01 128
Being real property commonly known as **2235 Briar Knoll Road, Lithonia, GA 30058.**
The debt secured by the above-referenced security deed has been declared due because of the default in the payment of said debt per the terms of the note and other possible defaults by the borrower or the successor thereto. The debt remaining in default, this sale will be made for the purpose of paying the debt and all expenses of this sale including attorney's fees (notice of intent to collect attorney's fees having been given).
Said sale will be made subject to the following items which may affect the title to said property: All restrictive covenants, easements and rights-of-way appearing of record, if any; all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; all outstanding or unpaid bills and assessments for street improvements, curbing, garbage, water, sewage and public utilities which may be liens upon said property; and any outstanding taxes, assessments and other liens superior to the security deed being foreclosed hereby.
To the best knowledge and belief of the undersigned, the above-described property is in the possession of the borrower and/or other persons with the consent and acquiescence of the borrower.
Pursuant to O.C.G.A. § 44-14-162.2, the name, address and telephone number of the person or entity who shall have full authority to negotiate, amend, or modify all terms of the above-described mortgage is as follows:
Nationstar Mortgage LLC
8950 Cypress Waters Blvd.
Coppell, TX 75019
214-756-2432
The foregoing notwithstanding, nothing in O.C.G.A. § 44-14-162.2 shall be construed to require Nationstar Mortgage LLC to negotiate, amend, or modify the terms of the Security Deed described herein.
Nationstar Mortgage LLC as Attorney in Fact for Sharon L Gant
Attorney Contact:
Miller, George & Suggs, PLLC
3000 Langford Road, Building 100
Peachtree Corners, GA 30071
Phone: 404-793-1447
Fax: 404-738-1558
++25GA935-0131/GRANT++
THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

420-497020 6/5,6/12,6/19,6/26

STATE OF GEORGIA
COUNTY OF DEKALB

NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by **DOCK WATTS JR to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GREENPOINT MORTAGE FUNDING, INC** in the original principal amount of $106,400.00 dated October 21, 2004, and recorded in Deed Book 16770, Page 97, DeKalb County records, said Security Deed being last transferred to THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TO JPMORGAN CHASE BANK, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR THE HOLDERS OF THE BEAR STEARNS ALT-A TRUST 2005-1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-1 in Deed Book 27444, Page 136, DeKalb County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on July 01, 2025, the property in said Security Deed and described as follows:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 39 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING LOT 15, BLOCK "A", RIVERSIDE STATION ESTATES SUBDIVISION, PHASE III, AS PER PLAT RECORDED AT PLAT BOOK 119, PAGES 39-46 AND REVISED IN PLAT BOOK 128, PAGES 49-56, DEKALB COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE; BEING IMPROVED PROPERTY KNOWN AS 4170 RIVERBANK COURT, ACCORDING TO PRESENT SYSTEM OF NUMBERING IN DEKALB COUNTY, GEORGIA.
Said property being known as:
4170 RIVERBANK CT, DECATUR, GA 30034
To the best of the undersigned's knowledge, the party or parties in possession of said property is/are DOCK WATTS JR or tenant(s).
The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt

remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed.
The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:
PHH Mortgage Corporation
1661 Worthington Road, Suite 100
West Palm Beach, FL 33409
800-887-4420
Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.
THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TO JPMORGAN CHASE BANK, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR THE HOLDERS OF THE BEAR STEARNS ALT-A TRUST 2005-1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-1,
as Attorney-in-Fact for
DOCK WATTS JR
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
13010 Morris Rd., Suite 450
Alpharetta, GA 30004
Phone: 470-321-7112
++Firm File No. 25-300987 - ChM/WATTS++

420-497021 6/5,6/12,6/19,6/26

NOTICE OF SALE UNDER POWER,

DEKALB COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by **Brenda L Wade to Homestar Financial Corp.** dated 7/8/2019 and recorded in Deed Book 27656 Page 508 DeKalb County, Georgia records; as last transferred to or acquired by Georgia Housing and Finance Authority, conveying the after-described property to secure a Note in the original principal amount of $123,191.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of DeKalb County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on July 1, 2025 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 69 OF THE 16TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING LOT 12, BLOCK B OF HILTON RIDGE SUBDIVISION, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 62, PAGE 83, DEKALB COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property is commonly known as **1730 Hilton Ridge Ct, Lithonia, GA 30058** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Chyna S L Thompson or tenant or tenants.
State Home Mortgage is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the mortgage.
State Home Mortgage Michael Galloway Loss Mitigation 60 Executive Park S. NE Atlanta, GA 30329-2231 404-679-0624
Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.
Georgia Housing and Finance Authority as agent and Attorney in Fact for Brenda L Wade Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400.
2130-092A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
++2130-092A/WADE++

420-497022 6/5,6/12,6/19,6/26

NOTICE OF SALE UNDER POWER

GEORGIA, DEKALB COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by **Sean Patrick Hayes to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Everett Financial, Inc. dba Supreme Lending, its successors and assigns** dated April 28, 2023, recorded in Deed Book 30886, Page 341, DeKalb County, Georgia Records, as last transferred to Lakeview Loan Servicing, LLC by assignment recorded in Deed Book 31930, Page 409, DeKalb County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED ELEVEN THOUSAND TWO HUNDRED AND 0/100 DOLLARS ($211,200.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of DeKalb County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in July, 2025, the following described property:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above.
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Lakeview Loan Servicing, LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Nationstar Mortgage LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432.
Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.
To the best knowledge and belief of the undersigned, the party in possession of the property is Sean Patrick Hayes and Estate Of Sean Hayes or a tenant or tenants and said property is more commonly known as **2306 Ramblewood Cir, Decatur, GA 30035**. Should a conflict arise between the property address and the legal description the legal description will control.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.
Lakeview Loan Servicing, LLC
as Attorney in Fact for
Sean Patrick Hayes
McCalla Raymer Leibert Pierce, LLP
1544 Old Alabama Rd
Roswell, GA 30076
www.foreclosurehotline.net

EXHIBIT "A"
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 7 OF THE 16TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING LOT 48, BLOCK "A", UNIT TWO, WILKINS COVE, AS PER PLAT RECORDED IN PLAT BOOK 87, PAGE 58, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DEKALB COUNTY, GEORGIA, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION.
MR / JH July 1, 2025
++Our file no. 25-17599GA-FT2/ HAYES++
25-17599GA

420-497023 6/5,6/12,6/19,6/26

NOTICE OF SALE UNDER POWER

STATE OF GEORGIA
DEKALB COUNTY
By virtue of a power of sale contained in a certain security deed from **2525 Northside Dr LLC, Kenneth Mozia and Northside Dr 2525, LLC to TVC Funding VI, LLC** and recorded in Deed Book 31390, Page 154, DeKalb County, Georgia records given to secure a note in the original amount of $584,435.00 with interest on the unpaid balance until paid, the following described property will be sold at public outcry to the highest bidder for cash at the courthouse door of DEKALB COUNTY, Georgia, or such other location within the legal hours of sale on the first Tuesday in July, 2025, to wit: July 01, 2025, the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 135 AND 174 OF THE 18TH DISTRICT OF DEKALB COUNTY. GEORGIA, AS DESCRIBED IN A SURVEY BY CLYDE B. MITCHELL. JR., DATED FEBRUARY 5, 1973 (BEING DESCRIBED AS TRACT 2 IN SAID SURVEY AND CONTAINING 3.634 ACRES, MORE OR LESS) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF HUGH HOWELL ROAD NORTH 26 DEGREES 20 MINUTES 10 SECONDS WEST, A DISTANCE OF FOUR HUNDRED THIRTY-ONE AND THREETENTHS (431.3) FEET FROM A POINT WHERE THE WESTERLY RIGHT OF WAY LINE OF HUGH HOWELL ROAD INTERSECTS WITH THE NORTHERN RIGHT OF WAY LINE OF LILBURN-STONE MOUNTAIN ROAD; RUNNING THENCE SOUTH 59 DEGREES 41 MINUTES 40 SECONDS WEST, SEVEN HUNDRED SIX AND FORTY-FIVE HUNDREDTHS (706.45) FEET TO A POINT; THENCE RUNNING NORTH 01 DEGREE 37 MINUTES 45 SECONDS EAST, THREE HUNDRED NINETY-EIGHT AND SIXTY-FIVE HUNDREDTHS (398.65) FEET TO A POINT; THENCE RUNNING NORTH 80 DEGREES 08 MINUTES 45 SECONDS EAST, FIVE HUNDRED FORTY (540) FEET TO A POINT; THENCE RUNNING SOUTH 26 DEGREES 20 MINUTES 10 SECONDS EAST, ONE HUNDRED FIFTY (150) FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF HUGH HOWELL ROAD TO THE POINT OF BEGINNING.
Being real property commonly known as **5951 Hugh Howell Road, Stone Mountain, GA 30087.**
The debt secured by the above-referenced security deed has been declared due because of the default in the payment of said debt per the terms of the note and other possible defaults by the borrower or the successor thereto. The debt remaining in default, this sale will be made for the purpose of paying the debt and all expenses of this sale including attorney's fees (notice of intent to collect attorney's fees having been given).
Said sale will be made subject to the following items which may affect the title to said property: All restrictive covenants, easements and rights-of-way appearing of record, if any; all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; all outstanding or unpaid bills and assessments for street improvements, curbing, garbage, water, sewage and public utilities which may be liens upon said property; and any outstanding taxes, assessments and other liens superior to the security deed being foreclosed hereby.
To the best knowledge and belief of the undersigned, the above-described property is in the possession of the borrower and/or other persons with the consent and acquiescence of the borrower.
Pursuant to O.C.G.A. § 44-14-162.2, the name, address and telephone number of the person or entity who shall have full authority to negotiate, amend, or modify all terms of the above-described mortgage is as follows:
BSI Financial Services, Inc.
1425 Greenway Drive, Suite 400
Irving, TX 75038
800-327-7861
The foregoing notwithstanding, nothing in O.C.G.A. § 44-14-162.2 shall be construed to require TVC FUNDING VII, LLC to negotiate, amend, or modify the terms of the Security Deed described herein.
TVC FUNDING VII, LLC as Attorney in Fact for 2525 Northside Dr LLC, Kenneth Mozia and Northside Dr 2525, LLC
Attorney Contact:
Miller, George & Suggs, PLLC
3000 Langford Road, Building 100
Peachtree Corners, GA 30071
Phone: 404-793-1447
Fax: 404-738-1558
++24GA274-0011/ 2525 Northside Dr LLC, Kenneth Mozia and Northside Dr 2525, LLC++
THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

420-497024 6/5,6/12,6/19,6/26

STATE OF GEORGIA
COUNTY OF DEKALB

NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by **HEATH CROUCH to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR GUARANTEED RATE, INC.** in the original principal amount of $272,000.00 dated March 16, 2023, and recorded in Deed Book 30817, Page 434, DeKalb County records, said Security Deed being last transferred to LAKEVIEW LOAN SERVICING, LLC in Deed Book 31792, Page 733, DeKalb County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on July 01, 2025, the property in said Security Deed and described as follows:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 40 OF THE 16TH DISTRICT OF DEKALB COUNTY. GEORGIA. BEING LOT 217 OF SHIREWICK. AS PER PLAT THEREOF RECORDED IN PLAT BOOK 103. PAGES 50-52, DEKALB COUNTY, GEORGIA. RECORDS. WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE FOR A MORE DETAILED DESCRIPTION; AND BEING KNOWN AS 5260 SHIREWICK DRIVE. ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN DEKALB COUNTY, GEORGIA. BEING THE SAME PROPERTY CONVEYED TO KALLEASHA K. WALKER FROM JAMES SIMS RECORDED 08/10/2015 IN DEED BOOK 25096 PAGE 250 IN THE PUBLIC RECORDS OF DEKALB COUNTY, GA.
Said property being known as: **5260 SHIREWICK DR, LITHONIA, GA 30058**
To the best of the undersigned's knowledge, the party or parties in possession of said property is/are HEATH CROUCH or tenant(s).
The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed.
The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:
Nationstar Mortgage LLC d/b/a Mr. Cooper
8950 Cypress Waters Blvd.
Coppell, TX 75019
1-888-480-2432
Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.
LAKEVIEW LOAN SERVICING, LLC,
as Attorney-in-Fact for
HEATH CROUCH
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
13010 Morris Rd., Suite 450
Alpharetta, GA 30004
Phone: 470-321-7112
++Firm File No. 24-259203 - AnB/CROUCH++

420-497025 6/5,6/12,6/19,6/26

NOTICE OF SALE UNDER POWER,

DEKALB COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by **Justin Wilson and Lauren Kilgore Wilson to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Prosperity Home Mortgage, LLC, its successors and assigns** dated 6/30/2023 and recorded in Deed Book 30985 Page 421 DeKalb County, Georgia records; as last transferred to or acquired by JPMorgan Chase Bank, National Association, conveying the after-described property to secure a Note in the original principal amount of $2,994,640.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of DeKalb County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on July 1, 2025 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 303 OF THE 18TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING LOT 19, HAMPTON HALL-BRITTANY, AS PER PLAT RECORDED IN PLAT BOOK 55, PAGE 106, IN THE OFFICE OF THE CLERK OF THE SU-

PERIOR COURT OF DEKALB COUNTY, GEORGIA, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. PARCEL ID#: 18 303 02 188
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property is commonly known as **3379 Rennes Dr NE, Brookhaven, GA 30319** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Justin Wilson and Lauren Kilgore Wilson or tenant or tenants.
JPMorgan Chase Bank, NA is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the mortgage.
JPMorgan Chase Bank, NA Homeowner's Assistance Department 3415 Vision Drive Columbus, Ohio 43219 1-866-550-5705
Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.
JPMorgan Chase Bank, National Association as agent and Attorney in Fact for Justin Wilson and Lauren Kilgore Wilson
Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400.
1031-5632A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
++1031-5632A/WILSON++

420-497026 6/5,6/12,6/19,6/26

NOTICE OF SALE UNDER POWER

GEORGIA, DEKALB COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by **Benjamin J Taylor to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Ameris Bank, its successors and assigns** dated December 19, 2022, recorded in Deed Book 30721, Page 153, DeKalb County, Georgia Records, as last transferred to Ameris Bank by assignment recorded in Deed Book 31974, Page 499, DeKalb County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED NINETY-EIGHT THOUSAND FIVE HUNDRED FIFTY AND 0/100 DOLLARS ($198,550.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of DeKalb County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in July, 2025, the following described property:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above.
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.
Ameris Bank is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Ameris Bank, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047, 847-550-7300.
Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.
To the best knowledge and belief of the undersigned, the party in possession of the property is Benjamin J Taylor or a tenant or tenants and said property is more commonly known as **2059 Brian Way, Decatur, GA 30033.** Should a conflict arise between the property address and the legal description the legal description will control.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.
Ameris Bank
as Attorney in Fact for
Benjamin J Taylor
McCalla Raymer Leibert Pierce, LLP
1544 Old Alabama Rd
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT "A"
That certain Condominium Unit lying and being in Land Lot 99 of the 18th District of DeKalb County, Georgia, and being identified and depicted as Condominium Unit No. 2059, on that certain site plat for McCarthy Park, Phase III, a Condominium, recorded in Condominium Plat Book 6, Page 26, DeKalb County Records, together with all right, title and interest of Grantor in the unit and the appurtenances thereto under that certain Declaration Of McCarthy Park, Phase III, a Condominium, as recorded in Deed Book 5168, Page 226, DeKalb County Records. (said declaration including all exhibits thereto and amendments thereto hereinafter referred to as the declaration). The interest herein conveyed includes, without limiting the Generality of the Foregoing, the undivided percentage interest in the common elements of McCarthy Park Condominium, appurtenant to the unit, as the same is specified in the declaration. Which plat is hereby referred to and made a part of this description, being improved property known as 2059 Brian Way, according to the present system of numbering property in DeKalb County, Georgia.
MR / MA July 1, 2025
++Our file no. 25-17425GA-FT18/TAYLOR++
25-17425GA

420-497027 6/5,6/12,6/19,6/26

NOTICE OF SALE UNDER POWER,

DEKALB COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by **Aimee A Bell A/K/A Amiee A Bell to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Better Mortgage Corporation, ISAOA, its successors and assigns.** dated 5/1/2021 and recorded in Deed Book 29346 Page 239 DeKalb County, Georgia records; as last transferred to or acquired by Truist Bank, conveying the after-described property to secure a Note in the original principal amount of $162,115.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of DeKalb County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on July 1, 2025 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:
The following described properly in the County of DeKalb, State of Georgia, to-wit:
All that tract or parcel or land lying and being in land Lot 152 of the 15th District of Dekalb County, Georgia, Being Lot 7, Block F of Woodland Acres subdivision, as per plat recorded in plat book 19, page 100, Dekalb County, Georgia records which plat is incorporated herein and made a part hereof by this reference.
BEING the same which Travis Sauls and Jessica A, Sauls by Deed dated January 25, 2019 and recorded January 28, 2019 in the County of DeKalb, State of Georgia in 2019024340 (book) 27361 (page) 321 conveyed unto Amiee A. Bell . For Informational Purposes Only: Parcel#15 152 07 008
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property is commonly known as **2050 Holly Hill Dr, Decatur, GA 30032** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Aimee A Bell A/K/A Amiee A Bell or tenant or tenants.
Truist Bank is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the mortgage.
Truist Bank Mortgage Loan Servicing P.O. Box 2467 Greenville, SC 29602-2467 1-800-827-3722
Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.
Truist Bank as agent and Attorney in Fact for Aimee A Bell A/K/A Amiee A Bell
Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400.
1207-1815A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
++1207-1815A/BELL++

420-497028 6/5,6/12,6/19,6/26

NOTICE OF SALE UNDER POWER,

DEKALB COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by **Justin Adkins to PNC Bank, N.A**. dated 5/10/2022 and recorded in Deed Book 30327 Page 50 and re-recorded at Deed Book 31129 Page 495 DeKalb County, Georgia records; as last transferred to or acquired by PNC BANK, NATIONAL ASSOCIATION , conveying the after-described property to secure a Note in the original principal amount of $353,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of DeKalb County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on July 1, 2025 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 30, 18TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING KNOWN AS LOT 22, BLOCK A, DOCKSIDE AT WATER'S EDGE SUBDIVISION, UNIT I, AS PER PLAT RECORDED IN PLAT BOOK 90, PAGES 8-10, REVISED AT PLAT BOOK 98, PAGES 76-78, DEKALB COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property is commonly known as **542 Creek Stone Lane, Stone Mountain, GA 30087** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Justin Adkins or tenant or tenants.
PNC Bank, N.A. is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the mortgage.
PNC Bank, N.A. Loss Mitigation Mail Locator: B6-YM10-01-1 3232 Newmark Drive Miamisburg, OH 45342 1-888-224-4702
Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.
PNC BANK, NATIONAL ASSOCIATION as agent and Attorney in Fact for Justin Adkins
Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400.
1434-2338A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
++1434-2338A/ADKINS++

420-497029 6/5,6/12,6/19,6/26

NOTICE OF SALE UNDER POWER

STATE OF GEORGIA
DEKALB COUNTY
By virtue of a power of sale contained in a certain security deed from **Yishai Cohen and Landa App LLC - 5737 Strathmoor Manor Circle Lithonia GA LLC to Kiavi Funding Inc.** and recorded in Deed Book 31194, Page 153, DeKalb County, Georgia records given to secure a note in the original amount of $140,000.00 with interest on the unpaid balance until paid, as last assigned to LHome Mortgage Trust 2024-RTL2 by virtue of the assignment recorded in Deed Book 31842, Page 1776, DeKalb County, Georgia records, the following described property will be sold at public outcry to the highest bidder for cash at the courthouse door of DEKALB COUNTY, Georgia, or such other location within the legal hours of sale on the first Tuesday in July, 2025, to wit: July 01, 2025, the following described property:
All that tract or parcel of Land lying and being in Land Lots 58 and 71 of the 16th District of DeKalb County, Georgia, and being Lot 31 in Block A of Covington Station, Unit 1, as per plat recorded at Plat Book 122, Pages 113-117, DeKalb County, Georgia Records, which plat is incorporated herein and made a part hereof by reference for a more complete description.
Parcel ID: 16-058-07-228
Property Address: 5737 Strathmoor Manor Circle, Lithonia, GA 30058
Being real property commonly known as **5737 Strathmoor Manor Circle, Lithonia, GA 30058.**
The debt secured by the above-referenced security deed has been declared due because of the default in the payment of said debt per the terms of the note and other possible defaults by the borrower or the successor thereto. The debt remaining in default, this sale will be made for the purpose of paying the debt and all expenses of this sale including attorney's fees (notice of intent to collect attorney's fees having been given).
Said sale will be made subject to the following items which may affect the title to said property: All restrictive covenants, easements and rights-of-way appearing of record, if any; all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; all outstanding or unpaid bills and assessments for street improvements, curbing, garbage, water, sewage and public utilities which may be liens upon said property; and any outstanding taxes, assessments and other liens superior to the security deed being foreclosed hereby.
To the best knowledge and belief of the undersigned, the above-described property is in the possession of the borrower and/or other persons with the consent and acquiescence of the borrower.
Pursuant to O.C.G.A. § 44-14-162.2, the name, address and telephone number of the person or entity who shall have full authority to negotiate, amend, or modify all terms of the above-described mortgage is as follows:
Kiavi Funding, Inc.
2 Allegheny Center, Nova Tower 2, Suite 200
Pittsburgh, PA 15212
415-202-6400
The foregoing notwithstanding, nothing in O.C.G.A. § 44-14-162.2 shall be construed to require LHome Mortgage Trust 2024-RTL2 to negotiate, amend, or modify the terms of the Security Deed described herein.
LHome Mortgage Trust 2024-RTL2 as Attorney in Fact for Yishai Cohen and Landa App LLC - 5737 Strathmoor Manor Circle Lithonia GA LLC
Attorney Contact:
Miller, George & Suggs, PLLC
3000 Langford Road, Building 100
Peachtree Corners, GA 30071
Phone: 404-793-1447
Fax: 404-738-1558

++25GA330-0014/ Cohen and Landa App LLC - 5737 Strathmoor Manor Circle Lithonia GA LLC++
THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

420-497030 6/5,6/12,6/19,6/26
NOTICE OF SALE UNDER POWER,
DEKALB COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by **Gullie L. Jackson, Jr. to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for American Advisors Group, its successors and assigns** dated 2/22/2023 and recorded in Deed Book 30792 Page 346 DeKalb County, Georgia records; as last transferred to or acquired by Finance of America Reverse LLC, conveying the after-described property to secure a Note in the original principal amount of $483,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of DeKalb County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on July 1, 2025 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:
All that tract or parcel of land lying and being in Land Lot 168 of the 18th District of Dekalb County, Georgia, being Lot 7, Block C, Drayton Woods Subdivision, Unit Four, as per plat recorded in Plat book 54, Page 60, DeKalb County Records, which Plat is hereby referred to and made a part of this description, being improved property known as No. 1681 Brantford Drive, according to the present system of numbering houses in DeKalb County, Georgia and being more Particularly shown on survey prepared by Survey Systems and Associates, Inc. dated January 23, 1995.
Being the same property conveyed to Gullie L. Jackson, Jr. from James W. Holmes and Mary R. Holmes by Warranty Deed dated January 31, 1995 and recorded February 9, 1995 among the Land Records of DeKalb County, State of Georgia in Book 8461, Page 558 Instrument No. .
Tax Account#: 18-168-04-018
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property is commonly known as **1681 Brantford Dr, Tucker, GA 30084** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Estate and/or Heirs of Gullie L. Jackson, Jr. or tenant or tenants.
CeLink is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the mortgage.
CeLink 3900 Capital City Blvd Lansing MI 48906
CeLink Loss Mitigation Department P.O. Box 40724 Lansing, MI 48901-7924 Phone: 866-446-0026
Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed.
Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.
Finance of America Reverse LLC as agent and Attorney in Fact for Gullie L. Jackson, Jr. Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400.
1823-771A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
++1823-771A/JACKSON++

420-497031 6/5,6/12,6/19,6/26
NOTICE OF SALE UNDER POWER
STATE OF GEORGIA
DEKALB COUNTY
By virtue of a power of sale contained in a certain security deed from **Thomas Marks to Wells Fargo Home Mortgage, Inc**. and recorded in Deed Book 15556, Page 761, DeKalb County, Georgia records given to secure a note in the original amount of $100,900.00 with interest on the unpaid balance until paid, the following described property will be sold at public outcry to the highest bidder for cash at the courthouse door of DEKALB COUNTY, Georgia, or such other location within the legal hours of sale on the first Tuesday in July, 2025, to wit: July 01, 2025, the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 165 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
CONDOMINIUM UNIT 65 OF AUSTIN PARK CONDOMINIUM, AS MORE PARTICULARLY DESCRIBED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM FOR AUSTIN PARK CONDOMINIUM RECORDED IN DEED BOOK 13762, PAGE 7, DEKALB COUNTY, GEORGIA RECORDS, AS AMENDED AT DEED BOOK 14931, PAGE 306.
THIS CONVEYANCE IS MADE SUBJECT TO THE DECLARATION AND ALL MATTERS REFERENCED THEREIN, ALL MATTERS SHOWN ON PLAT RECORDED IN CONDOMINIUM PLAT BOOK 138, PAGES 42-45, AFORESAID RECORDS; AND THE FLOOR PLANS ARE RECORDED IN CONDOMINIUM PLAT BOOK 138, PAGES 30-41, AFORESAID RECORDS, AS AMENDED.
Being real property commonly known as **2025 Austin Park Circle, Decatur, GA 30032.**
The debt secured by the above-referenced security deed has been declared due because of the default in the payment of said debt per the terms of the note and other possible defaults by the borrower or the successor thereto. The debt remaining in default, this sale will be made for the purpose of paying the debt and all expenses of this sale including attorney's fees (notice of intent to collect attorney's fees having been given).
Said sale will be made subject to the following items which may affect the title to said property: All restrictive covenants, easements and rights-of-way appearing of record, if any; all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; all outstanding or unpaid bills and assessments for street improvements, curbing, garbage, water, sewage and public utilities which may be liens upon said property; and any outstanding taxes, assessments and other liens superior to the security deed being foreclosed hereby.
To the best knowledge and belief of the undersigned, the above-described property is in the possession of the borrower and/or other persons with the consent and acquiescence of the borrower.
Pursuant to O.C.G.A. § 44-14-162.2, the name, address and telephone number of the person or entity who shall have full authority to negotiate, amend, or modify all terms of the above-described mortgage is as follows:
Nationstar Mortgage LLC
8950 Cypress Waters Blvd.
Coppell, TX 75019
214-756-2432
The foregoing notwithstanding, nothing in O.C.G.A. § 44-14-162.2 shall be construed to require Athene Annuity and Life Company
to negotiate, amend, or modify the terms of the Security Deed described herein.
Athene Annuity and Life Company
as Attorney in Fact for Thomas Marks
Attorney Contact:
Miller, George & Suggs, PLLC
3000 Langford Road, Building 100
Peachtree Corners, GA 30071
Phone: 404-793-1447
Fax: 404-738-1558
++25GA935-0120/MARKS++
THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

420-497032 6/5,6/12,6/19,6/26
NOTICE OF SALE UNDER POWER,
DEKALB COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by **Michelle L Rutledge to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Primary Residential Mortgage, Inc., its successors and assigns** dated 1/21/2010 and recorded in Deed Book 21853 Page 1 DeKalb County, Georgia records; as last transferred to or acquired by Wells Fargo Bank, N.A., conveying the after-described property to secure a Note in the original principal amount of $112,720.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of DeKalb County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on July 1, 2025 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 174 OF THE 15TH DISTRICT OF DEKALB COUNTY. GEORGIA, BEING LOT 37 AND PART OF LOT 38, MCWILLIAMS SUBDIVISION, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY OF BRAEBURN CIRCLE (A 50 FOOT RIGHT OF WAY), 1500.00 FEET EAST. AS MEASURED ALONG THE NORTHERLY RIGHT OF WAY OF BRAEBURN CIRCLE, FROM A POINT FORMED BY THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF BRAEBURN CIRCLE AND THE EASTERLY RIGHT OF WAY OF CLIFTON ROAD; RUNNING THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 200.00 FEET TO AN IRON PIN FOUND; RUNNING THENCE SOUTH 89 DEGREES 59 MINUTES 46 SECONDS EAST A DISTANCE OF 57.74 FEET TO AN IRON PIN SET; RUNNING THENCE SOUTH 42 DEGREES 40 MINUTES 25 SECONDS EAST A DISTANCE OF 25.46 FEET TO AN IRON PIN FOUND: RUNNING THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 181.28 FEET TO AN IRON PIN SET; RUNNING THENCE NORTH 89 DEGREES 59 MINUTES 46 SECONDS WEST ALONG THE NORTHERLY RIGHT OF WAY OF BRAEBURN CIRCLE A DISTANCE OF 75.00 FEET TO AN IRON PIN FOUND ON THE NORTHERLY RIGHT OF WAY OF BRAEBURN CIRCLE AND THE POINT OF BEGINNING.
BEING IMPROVED PROPERTY HAVING A HOUSE THEREON KNOWN AS 1904 BRAEBURN CIRCLE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN DEKALB COUNTY. GEORGIA, AND BEING MORE PARTICULARLY SHOWN ON A PLAT OF SURVEY FOR BABB SHONTEL PREPARED BY SOLAR LAND SURVEYING COMPANY, JOHN W. STANZILIS, JR., GRLS NO. 2109. DATED October 7, 2000.
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property is commonly known as **1904 Braeburn Circle SE, Atlanta, GA 30316** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Michelle L Rutledge and Dustin L. Soulia or tenant or tenants.
Wells Fargo Bank, NA is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the mortgage.
Wells Fargo Bank, NA Loss Mitigation 3476 Stateview Boulevard Fort Mill, SC 29715 1-800-678-7986
Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed.
Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.
Wells Fargo Bank, N.A. as agent and Attorney in Fact for Michelle L Rutledge
Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400.
1000-20786A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
++1000-20786A/RUTLEDGE++

420-497033 6/5,6/12,6/19,6/26
NOTICE OF SALE UNDER POWER,
DEKALB COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by **Melvin J Cuffee to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Mortgage Research Center, LLC d/b/a Veterans United Home Loans, its successors and assigns.** dated 4/26/2022 and recorded in Deed Book 30316 Page 773 DeKalb County, Georgia records; as last transferred to or acquired by PENNYMAC LOAN SERVICES, LLC, conveying the after-described property to secure a Note in the original principal amount of $269,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of DeKalb County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on July 1, 2025 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:
All that tract or parcel of land lying and being in Land Lot 6 of the 15th District, DeKalb County Georgia, being a part of Lot 2, Block C, of Eastglen Subdivision, as per plat recorded in Plat Book 64, Page 104, DeKalb County, Georgia records, and being more particularly described as follows: Beginning at an iron pin placed on the Southwesterly right of way margin of Ridgetop Trail (50 foot right of way) a distance of 60.0 feet Southerly along the Westerly right of way margin of said Ridgetop Trail from the intersection of the South right of way margin of Homeward Trail and the West right of way margin of said Ridgetop Trail , said point being the common East corner of Lots 1 and 2 of said block and subdivision above referenced; run thence in a Southeasterly direction along the Southwest right of way margin of Ridgetop Trail and following the curvature thereof a distance of 75.0 feet to an iron pin; run thence South 55 Degrees 03 Minutes 05 Seconds West 60.08 feet to an iron pin; run thence South 35 Degrees 39 Minutes 32 Seconds West 67.53 feet to an iron pin; run thence North 20 Degrees 27 Minutes West 61.2 feet to an iron pin; run thence North 63 Degrees 08 Minutes West 40.0 feet to an iron pin, said iron pin being located at the common West corner of Lots 1 and 2 of said block and subdivision above-referenced; run thence North 54 Degrees 44 Minutes 56 Seconds East 144.3 feet to an iron pin and the true point beginning, together with all fixtures and personal property attached to an constituting a part of said property, if any.
Property known as **4195 Ridgetop Trail, GA, 30294** Parcel ID: 15 006 11 002
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property is commonly known as 4195 Ridgetop Trl, Ellenwood, GA 30294 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Melvin J Cuffee or tenant or tenants.
PennyMac Loan Services, LLC is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the mortgage.
PennyMac Loan Services, LLC Loss Mitigation 3043 Townsgate Road #200, Westlake Village, CA 91361 1-866-549-3583
Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed.
Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.
PENNYMAC LOAN SERVICES, LLC as agent and Attorney in Fact for Melvin J Cuffee
Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400.
1120-5209A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
++1120-5209A/CUFFEE++

420-497034 6/5,6/12,6/19,6/26
NOTICE OF SALE UNDER POWER
GEORGIA, DEKALB COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by **Grace Cowins, Premier Property Management Pros, LLC to Stoa 3, LL**C dated November 4, 2022, recorded in Deed Book 30657, Page 740, DeKalb County, Georgia Records, as last transferred to Faraway SG Trust by assignment recorded in Deed Book 31693, Page 609, DeKalb County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED THIRTY-FIVE THOUSAND AND 0/100 DOLLARS ($235,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of DeKalb County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in July, 2025, the following described property:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Faraway SG Trust is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Faraway SG Trust, 5 Bryant Park, Floor 23, New York, NY 10018,
Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.
To the best knowledge and belief of the undersigned, the party in possession of the property is Premier Property Management Pros, LLC or a tenant or tenants and said property is more commonly known as **3745 Londonderry Court, Stonecrest, GA 30038.** Should a conflict arise between the property address and the legal description the legal description will control.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.
Faraway SG Trust
as Attorney in Fact for
Grace Cowins, Premier Property Management Pros, LLC
McCalla Raymer Leibert Pierce, LLP
1544 Old Alabama Rd
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT "A"
All that tract or parcel of land lying and being in Land Lot 13, 16th District, DeKalb County, Georgia, being Lot 29, Block A, Unit One, Burlington, as per plat recorded in Plat Book 64, Page 156, DeKalb County Records, which plat is hereby referred to and made a part of this description, being property known as 3745 Londonderry Court according to the present system of numbering houses in said county, as more particularly shown on that certain plat of survey prepared by Georgia Land Surveying Co., Inc., dated April 28, 1987.
Tax ID#: 16-013-01-063
Subject to any Easements or Restrictions of Record
MR / CA July 1, 2025
++Our file no. 24-15221GA-FT17/Cowins, Premier Property Management Pros, LLC++
24-15221GA

420-497035 6/5,6/12,6/19,6/26
NOTICE OF SALE UNDER POWER
GEORGIA, DEKALB COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by **Marion L Garvin to Bank of America, N.A.** dated February 19, 2004, recorded in Deed Book 16095, Page 443, DeKalb County, Georgia Records, as last transferred to Lakeview Loan Servicing, LLC by assignment recorded in Deed Book 24083, Page 35, DeKalb County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of EIGHTY-TWO THOUSAND THREE HUNDRED FIFTY-THREE AND 0/100 DOLLARS ($82,353.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of DeKalb County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in July, 2025, the following described property:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Lakeview Loan Servicing, LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: M&T Bank, One Fountain Plaza, Buffalo, NY 14203, 800-724-1633.
Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.
To the best knowledge and belief of the undersigned, the party in possession of the property is Marion L Garvin or a tenant or tenants and said property is more commonly known as **5101 Par Four Way, Lithonia, GA 30038**. Should a conflict arise between the property address and the legal description the legal description will control.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.
Lakeview Loan Servicing, LLC
as Attorney in Fact for
Marion L Garvin
McCalla Raymer Leibert Pierce, LLP
1544 Old Alabama Rd
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT "A"
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 74,75, AND 87 OF THE 16TH DISTRICT OF DEKALB COUNTY, GEORGIA, BEING BUILDING 5, PAR FOUR WAY, UNIT #5101, OF FAIRINGTON PARK CONDOMINIUM, AS PER PLAT RECORDED IN PLAT BOOK 139, PAGES 109-115, AND THOSE CERTAIN FLOOR PLANS RECORDED IN PLAT BOOK 137, PAGES 117-122, ALL DEKALB COUNTY, GEORGIA RECORDS. SUBJECT TO THAT CERTAIN DECLARATION OF CONDOMINIUM FOR FAIRINGTON PARK CONDOMINIUM,RECORDED IN DEED BOOK 14863, PAGE 782, ET. SEQ., AFORESAID RECORDS, WHICH DECLARATION MAY BE AMENDED FROM TIME TO TIME AND WHICH TERMS AND CONDITIONS ARE INCORPORATED HEREIN
MR / JH July 1, 2025
++Our file no. 25-17336GA-FT5/GARVIN++
25-17336GA

420-497037 6/5,6/12,6/19,6/26
NOTICE OF SALE UNDER POWER,
DEKALB COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by **Teresa Grant to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for SunTrust Mortgage, Inc., its successors and assigns** dated 7/27/2006 and recorded in Deed Book 19030 Page 446 DeKalb County, Georgia records; as last transferred to or acquired by U.S. Bank Trust Company, National Association, as trustee, as successor-in-interest to U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2007-KS3, conveying the after-described property to secure a Note in the original principal amount of $105,550.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of DeKalb County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on July 1, 2025 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:
All that tract or parcel of land, together with any improvements thereon, lying and being in Land Lot 131 of the 16th District, G.M., DeKalb County, Georgia, and being known and designated as Lot 112 of The Villas at Rogers Crossing Phase 2, as per that plat of survey entitled, "Final Plat for the Villas at Rogers Crossing, Phase 2," by Clark Design Group, P.C., Planners, Surveyors, Engineers, recorded in Plat Book 158, Pages 88, in the Office of the Clerk of the Superior Court of DeKalb County, Georgia, which plat is incorporated herein by reference.
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property is commonly known as **1255 Chinon Point, Lithonia, GA 30058** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Teresa Grant or tenant or tenants.
PHH Mortgage Corporation is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the mortgage.
PHH Mortgage Corporation
1661 Worthington Rd Suite 100
West Palm Beach, FL 33409
(800) 750-2518
Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.
U.S. Bank Trust Company, National Association, as trustee, as successor-in-interest to U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2007-KS3 as agent and Attorney in Fact for Teresa Grant
Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400.
1017-7457A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
++1017-7457A/GRANT++

420-497038 6/5,6/12,6/19,6/26
NOTICE OF SALE UNDER POWER
GEORGIA, DEKALB COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from **AVERY PITTS to BANK OF AMERICA, N.A.,** dated December 14, 1999, recorded December 20, 1999, in Deed Book 11111, Page 369, DeKalb County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Ninety-Two Thousand Nine Hundred and 00/100 dollars ($92,900.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to BANK OF AMERICA, N.A., there will be sold at public outcry to the highest bidder for cash at the DeKalb County Courthouse, within the legal hours of sale on the first Tuesday in July, 2025, all property described in said Security Deed including but not limited to the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 92 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING LOT 45, BLOCK C, HIDDEN LAKE SUBDIVISION, ACCORDING TO PLAT RECORDED IN PLAT BOOK 66, PAGE 9, DEKALB COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION.
Said legal description being controlling, however the property is more commonly known as **3244 HARBOR WOODS DRIVE, DECATUR, GA 30034.**
The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.
To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is AVERY PITTS, or tenants(s).
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.

The entity having full authority to negotiate, amend and modify all terms of the loan (although not required by law to do so) is: Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, Loss Mitigation Dept., 7105 Corporate Drive, Plano, TX 75024, Telephone Number: 800-846-2222.
Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.
BANK OF AMERICA, N.A.
as Attorney in Fact for
AVERY PITTS
THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Attorney Contact: Rubin Lublin, LLC
3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071
Telephone Number: (877) 813-0992 **++Case No. BAC-22-01770-12/ PITTS++**
Ad Run Dates 06/05/2025, 06/12/2025, 06/19/2025, 06/26/2025
rlselaw.com/property-listing

420-497039 6/5,6/12,6/19,6/26
NOTICE OF SALE UNDER POWER
GEORGIA, DEKALB COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from **APRIL RICHMOND to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR ROCKET MORTGAGE, LLC.,** dated July 17, 2023, recorded July 19, 2023, in Deed Book 31007, Page 75, DeKalb County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Sixty-Five Thousand Eight Hundred Twenty-One and 00/100 dollars ($265,821.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Rocket Mortgage, LLC f/k/a Quicken Loans, LLC, there will be sold at public outcry to the highest bidder for cash at the DeKalb County Courthouse, within the legal hours of sale on the first Tuesday in July, 2025, all property described in said Security Deed including but not limited to the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 187 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING KNOWN AS LOT 89, BLOCK A, PEACHCREST TRACE SUBDIVISION, AS PER PLAT OF SAME OF RECORD AT PLAT BOOK 95, PAGE 16, DEKALB COUNTY, GEORGIA RECORDS. SAID PLAT IS SPECIFICALLY INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.
Said legal description being controlling, however the property is more commonly known as **3539 SWEETGUM LN, DECATUR, GA 30032.**
The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.
To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is APRIL RICHMOND, or tenants(s).
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2)

to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend and modify all terms of the loan (although not required by law to do so) is: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC, Loss Mitigation Dept., 635 Woodward Ave., Detroit, MI 48226, Telephone Number: (800) 508-0944. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC as Attorney in Fact for
APRIL RICHMOND
THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Attorney Contact: Rubin Lublin, LLC
3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071
Telephone Number: (877) 813-0992 **++Case No. QKN-24-03528-2/ RICHMOND++**
Ad Run Dates 06/05/2025, 06/12/2025, 06/19/2025, 06/26/2025
rlselaw.com/property-listing

420-497040 6/5,6/12,6/19,6/26

NOTICE OF SALE UNDER POWER

GEORGIA, DEKALB COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from **DONALD L MANSFIELD to BANK OF AMERICA, NA**, dated September 28, 2016, recorded October 12, 2016, in Deed Book 25847, Page 469, DeKalb County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Three Hundred Thousand and 00/100 dollars ($300,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to BANK OF AMERICA, N.A., there will be sold at public outcry to the highest bidder for cash at the DeKalb County Courthouse, within the legal hours of sale on the first Tuesday in July, 2025, all property described in said Security Deed including but not limited to the following described property:
THE FOLLOWING DESCRIBED LAND, SITUATED IN THE COUNTY OF DEKALB, STATE OF GEORGIA, TO WIT: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 376 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA, BEING LOT 5, DUNWOODY HEIGHTS SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 68, PAGE 77, DEKALB COUNTY, GEORGIA RECORDS, SAID PLAT BY THIS REFERENCE BEING INCORPORATED HEREIN AND MADE A PART HEREOF FOR A MORE COMPLETE DESCRIPTION. APN: 18-376-01-148
Said legal description being controlling, however the property is more commonly known as **5614 BUNKY WAY, DUNWOODY, GA 30338.**
The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.
To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is DONALD L MANSFIELD, ESTATE AND/OR HEIRS AT LAW OF DONALD L MANSFIELD , or tenants(s).
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend and modify all terms of the loan (although not required by law to do so) is: Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, Loss Mitigation Dept., 7105 Corporate Drive, Plano, TX 75024, Telephone Number: 800-846-2222. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.
BANK OF AMERICA, N.A.
as Attorney in Fact for
DONALD L MANSFIELD
THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Attorney Contact: Rubin Lublin, LLC
3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071
Telephone Number: (877) 813-0992 **++Case No. BAC-25-00697-2/ MANSFIELD++**
Ad Run Dates 06/05/2025, 06/12/2025, 06/19/2025, 06/26/2025
rlselaw.com/property-listing

420-497042 6/5,6/12,6/19,6/26

NOTICE OF FORECLOSURE SALE UNDER POWER

DEKALB COUNTY, GEORGIA
Under and by virtue of the Power of Sale contained in a Security Deed given by **Lawrence T Hudson to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Shelter Mortgage Company, LLC dba Fairfield Mtg,** dated February 7, 2002, and recorded in Deed Book 12968, Page 370, Dekalb County, Georgia Records, as last transferred to U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST by assignment recorded on January 28, 2025 in Book 31817 Page 728 in the Office of the Clerk of Superior Court of Dekalb County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Sixty-Five Thousand Eight Hundred Fifty and 0/100 dollars ($165,850.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Dekalb County, Georgia, within the legal hours of sale on July 1, 2025, the following described property:
All that tract or parcel of land lying and being in Land Lot 14 of the 16th District of DeKalb County, Georgia, and being Lot 8, Block H, of Burlington North, Unit Two, as per plat recorded in Plat Book 115, Page 79-80 of DeKalb County, Georgia records, which plat is incorporated herein and made a part hereof by reference.
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Selene Finance they can be contacted at (877) 735-3637 for Loss Mitigation Dept, or by writing to 3501 Olympus Boulevard, 5 th Floor, Suite 500, Coppell, Texas 75019, to discuss possible alternatives to avoid foreclosure.
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
To the best knowledge and belief of the undersigned, the party in possession of the property is Estate of Lawrence T. Hudson or tenant(s); and said property is more commonly known as **3710 Burling Rdg, Lithonia, GA 30038.**
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure.
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST as Attorney in Fact for
Lawrence T Hudson.
Brock & Scott, PLLC
4360 Chamblee Dunwoody Road
Suite 310
Atlanta, GA 30341
404-789-2661
++B&S file no.: 25-13534/HUDSON++

420-497043 6/5,6/12,6/19,6/26

NOTICE OF SALE UNDER POWER

GEORGIA, DEKALB COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from **CYNTHIA AKINPELU to BANK OF AMERICA, N.A.,** dated October 23, 2020, recorded October 26, 2020, in Deed Book 28754, Page 351, DeKalb County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Eighty-Four Thousand Four Hundred Four and 00/100 dollars ($284,404.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to BANK OF AMERICA, N.A., there will be sold at public outcry to the highest bidder for cash at the DeKalb County Courthouse, within the legal hours of sale on the first Tuesday in July, 2025, all property described in said Security Deed including but not limited to the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 140 OF THE 18TH DISTRICT, CITY OF TUCKER, DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM THE INTERSECTION OF THE WESTERLY RIGHT OF WAY OF ROADHAVEN DRIVE (60 R/W) AND THE SOUTHERN RIGHT OF WAY OF JUBILANT WAY (50 R/W); THENCE SOUTH 88 DEGREES, 46 MINUTES, 56 SECONDS WEST A DISTANCE OF 1072.37 TO A POINT AT THE SOUTHWESTERLY CORNER OF LOT 133, BEING THE POINT OF BEGINNING; FROM SAID THE POINT OF BEGINNING AS THUS ESTABLISHED, THENCE FOLLOWING THE OUTSIDE FACE OF THE BUILDING, NORTH 18 DEGREES 54 MINUTES 46 SECONDS WEST A DISTANCE OF 22.00 FEET TO A POINT; THENCE FOLLOWING CENTER OF THE COMMON WALL BETWEEN LOTS 133 AND 134 NORTH 71 DEGREES 05 MINUTES 14 SECONDS EAST A DISTANCE OF 42.00 FEET TO A POINT; THENCE FOLLOWING THE OUTSIDE FACE OF THE BUILDING, SOUTH 18 DEGREES 54 MINUTES 46 SECONDS EAST A DISTANCE OF 22.00 FEET TO A POINT; THENCE FOLLOWING CENTER OF THE COMMON WALL BETWEEN LOTS 132 AND 133 SOUTH 71 DEGREES 05 MINUTES 14 SECONDS WEST A DISTANCE OF 42.00 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING. Said legal description being controlling, however the property is more commonly known as **4358 MORNING VIEW, STONE MOUNTAIN, GA 30083.**
The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.
To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is CYNTHIA AKINPELU, or tenants(s).
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend and modify all terms of the loan (although not required by law to do so) is: Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, Loss Mitigation Dept., 7105 Corporate Drive, Plano, TX 75024, Telephone Number: 800-846-2222. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.
BANK OF AMERICA, N.A.
as Attorney in Fact for
CYNTHIA AKINPELU
THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Attorney Contact: Rubin Lublin, LLC
3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071
Telephone Number: (877) 813-0992 **++Case No. BAC-25-01589-2/ AKINPELU++**
Ad Run Dates 06/05/2025, 06/12/2025, 06/19/2025, 06/26/2025
rlselaw.com/property-listing

420-497044 6/5,6/12,6/19,6/26

NOTICE OF FORECLOSURE SALE UNDER POWER

DEKALB COUNTY, GEORGIA
Under and by virtue of the Power of Sale contained in a Security Deed given by **Christopher Lane to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for SunTrust Mortgage, Inc. d/b/a BancFinancial,** dated August 26, 2005, and recorded in Deed Book 18150, Page 500, Dekalb County, Georgia Records, as last transferred to U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee for Banc of America Funding Corporation Mortgage Pass-Through Certificates, Series 2005-1F by assignment recorded on March 19, 2014 in Book 24296 Page 126 in the Office of the Clerk of Superior Court of Dekalb County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Thirty-Two Thousand and 0/100 dollars ($132,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Dekalb County, Georgia, within the legal hours of sale on July 1, 2025, the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 34, OF THE 18TH DISTRICT, OF DEKALB COUNTY, GEORGIA, AND BEING KNOWN AS LOT 8, BLOCK B, UNIT ONE OF MOUNTAIN GROVE ESTATES SUBDIVISION, AS PER PLAT RECORDED AT PLAT BOOK 56, PAGE 138, DEKALB COUNTY, GEORGIA RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT LOCATED ON THE EASTERLY SIDE OF ALLANA COURT A DISTANCE OF 911.83 FEET NORTHWESTERLY AND NORTHERLY AS MEASURED ALONG THE NORTHEASTERLY AND EASTERLY SIDE OF ALLANA COURT, AND FOLLOWING THE CURVATURE THEREOF, FROM THE CORNER FORMED BY THE INTERSECTION OF THE NORTHEASTERLY SIDE OF ALLANA COURT WITH THE NORTHERLY SIDE OF ROCKBRIDGE ROAD; SAID POINT OF BEGINNING ALSO BEING AT THE LINE DIVIDING LOTS 8, AND 7, SAID BLOCK AND SUBDIVISION; RUNNING THENCE NORTHERLY AS MEASURED ALONG THE EASTERLY SIDE OF ALLANA COURT A DISTANCE OF 100 FEET TO A POINT; RUNNING THENCE EASTERLY A DISTANCE OF 208.40 FEET TO A POINT; RUNNING THENCE SOUTHERLY A DISTANCE OF 100 FEET TO A POINT; RUNNING THENCE WESTERLY A DISTANCE OF 208.65 FEET TO A POINT LOCATED ON THE EASTERLY SIDE OF ALLANA COURT AND THE POINT OF BEGINNING; AND BEING IMPROVED PROPERTY KNOWN AS 491 ALLANA COURT ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN DEKALB COUNTY, GEORGIA.
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Truist Bank they can be contacted at (800) 443-1032 for Loss Mitigation Dept, or by writing to 1001 Semmes Avenue, Richmond, Virginia 23224, to discuss possible alternatives to avoid foreclosure.
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
To the best knowledge and belief of the undersigned, the party in possession of the property is Christopher Lane and Veronica Lane or tenant(s); and said property is more commonly known as **491 Allana Court, Stone Mountain, GA 30087.**
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure.
U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee for Banc of America Funding Corporation Mortgage Pass-Through Certificates, Series 2005-1F as Attorney in Fact for Christopher Lane.
Brock & Scott, PLLC
4360 Chamblee Dunwoody Road
Suite 310
Atlanta, GA 30341
404-789-2661
++B&S file no.: 13-21147/LANE++

420-497045 6/5,6/12,6/19,6/26

NOTICE OF SALE UNDER POWER

GEORGIA, DEKALB COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from **SHIMANA GEORGIA, LLC to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR LOGAN FINANCE CORPORATION**, dated March 15, 2024, recorded April 10, 2024, in Deed Book 31377, Page 575, DeKalb County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Eighty-Four Thousand Eight Hundred and 00/100 dollars ($184,800.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to U.S. Bank Trust National Association, not in its individual capacity but solely as trustee

for Chester Road Funding Trust, there will be sold at public outcry to the highest bidder for cash at the DeKalb County Courthouse, within the legal hours of sale on the first Tuesday in July, 2025, all property described in said Security Deed including but not limited to the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 32 OF THE 16TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING LOT 13, BLOCK Y, MARTINS CROSSING SUBDIVISION, UNIT 3, PHASE 6, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 73, PAGE 3, DEKALB COUNTY RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THERETO.
Said legal description being controlling, however the property is more commonly known as **5389 MARTINS CROSSING ROAD, STONE MOUNTAIN, GA 30088.**
The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.
To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is SHIMANA GEORGIA, LLC , or tenants(s).
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend and modify all terms of the loan (although not required by law to do so) is: Selene Finance, Loss Mitigation Dept., 3501 Olympus Boulevard 5th Floor, Suite 500, Dallas, TX 75019, Telephone Number: 1-877-768-3759. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR CHESTER ROAD FUNDING TRUST
as Attorney in Fact for
SHIMANA GEORGIA, LLC
THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Attorney Contact: Rubin Lublin, LLC
3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071
Telephone Number: (877) 813-0992 **++Case No. SEF-24-04931-2/ SHIMANA GEORGIA, LLC++**
Ad Run Dates 06/05/2025, 06/12/2025, 06/19/2025, 06/26/2025
rlselaw.com/property-listing

420-497046 6/5,6/12,6/19,6/26

NOTICE OF SALE UNDER POWER

GEORGIA, DEKALB COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from **KELLY L CHENAULT to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR BANK OF AMERICA, N.A.**, dated August 10, 2011, recorded August 17, 2011, in Deed Book 22590, Page 455, DeKalb County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Fifty-Three Thousand Nine Hundred Eighty-Eight and 00/100 dollars ($153,988.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to BANK OF AMERICA, N.A., there will be sold at public outcry to the highest bidder for cash at the DeKalb County Courthouse, within the legal hours of sale on the first Tuesday in July, 2025, all property described in said Security Deed including but not limited to the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 3 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA, AND BEING LOT 52, CLARKS CREEK SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 136, PAGE 63, REVISED AT DEED BOOK 152, PAGES 18-28, DEKALB COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY INCORPORATED HEREIN BY REFERENCE.
Said legal description being controlling, however the property is more commonly known as **4753 MAYER TRCE, ELLENWOOD, GA 30294.**
The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.
To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is KELLY L CHENAULT, or tenants(s).
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend and modify all terms of the loan (although not required by law to do so) is: Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, Loss Mitigation Dept., 7105 Corporate Drive, Plano, TX 75024, Telephone Number: 800-846-2222. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.
BANK OF AMERICA, N.A.
as Attorney in Fact for
KELLY L CHENAULT
THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Attorney Contact: Rubin Lublin, LLC
3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071
Telephone Number: (877) 813-0992 **++Case No. BAC-25-01592-2/CHENAULT++**
Ad Run Dates 06/05/2025, 06/12/2025, 06/19/2025, 06/26/2025
rlselaw.com/property-listing

420-497047 6/5,6/12,6/19,6/26

NOTICE OF FORECLOSURE SALE UNDER POWER

DEKALB COUNTY, GEORGIA
Under and by virtue of the Power of Sale contained in a Security Deed given by **Shirley Henderson to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Ditech Financial LLC,** dated May 9, 2016, and recorded in Deed Book 25592, Page 381, Dekalb County, Georgia Records, as last transferred to U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST by assignment recorded on August 30, 2022 in Book 30539 Page 51 in the Office of the Clerk of Superior Court of Dekalb County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Ninety Thousand Nine Hundred and 0/100 dollars ($90,900.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Dekalb County, Georgia, within the legal hours of sale on July 1, 2025, the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 132 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING LOT 451, BLOCK "S", EMERALD NORTH, UNIT II, AS PER PLAT RECORDED IN PLAT BOOK 52, PAGE 71, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DEKALB COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.
A.P.N. 15-132-08-023
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Selene Finance they can be contacted at (877) 735-3637 for Loss Mitigation Dept, or by writing to 3501 Olympus Boulevard, 5 th Floor, Suite 500, Coppell, Texas 75019, to discuss possible alternatives to avoid foreclosure.
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
To the best knowledge and belief of the undersigned, the party in possession of the property is Shirley Henderson or tenant(s); and said property is more commonly known as **1906 Snapfinger Rd, Decatur, GA 30035.**
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure.
U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST as Attorney in Fact for Shirley Henderson.
Brock & Scott, PLLC
4360 Chamblee Dunwoody Road
Suite 310
Atlanta, GA 30341
404-789-2661
++B&S file no.: 22-15033/ HENDERSON++

420-497048 6/5,6/12,6/19,6/26

NOTICE OF FORECLOSURE SALE UNDER POWER

DEKALB COUNTY, GEORGIA
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by **Jerry Gross to Countrywide Home Loans, Inc.** dated December 17, 2002 and recorded on January 3, 2003 in Deed Book 14053, Page 129, DeKalb County, Georgia Records, and later assigned to Nationstar Mortgage LLC by Assignment of Security Deed recorded on June 3, 2014 in Deed Book 24404, Page 226, DeKalb County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Seventy-Nine Thousand Six Hundred Sixty-One And 00/100 Dollars ($79,661.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of DeKalb County, Georgia, within the legal hours of sale on July 1, 2025 the following described property:
All that tract or parcel of land lying and being in Land Lots 121 and 122 of the 18th District, DeKalb County, Georgia, being Unit "D" in Building 1, The Orchard Park Condominiums. Phase One, Unit Seven, as shown on that plat of survey dated February 23, 1988, prepared by Greenhorne & O'mara, Inc., which plat is recorded in Condominium Plat Book 6, Page 120, DeKalb County Georgia records, which unit is more particularly described in the Declaration of Condominium of The Orchard Park Condominium, dated March 21, 1985, and recorded in Deed Book 5272, Page 156, aforesaid records, as amended said C/Declaration by this reference being incorporated herein and made a part of hereof.
The interest herein conveyed includes without limiting the generality of the foregoing an undivided interest in the common areas and facilities of the said Condominium as set forth in the Declaration of Condominium of The Orchard Park Condominiums as may be amended from time to time. Said Unit being known as 4317 Orchard Park Court according to the present systems of numbering Condominium in DeKalb County
Subject to all easements, restrictions, right of ways and covenants of record.
Being that same property as conveyed by Warranty Deed dated June 4, 1996 from FLP, a California Limited Partnership to Jerry N. Gross recorded July 22, 1996 in Deed Book 9074, Page 407 DeKalb County Georgia records.
Tax ID #: 18 122 12 071
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
Nationstar Mortgage LLC can be contacted at 1-877-888-4606 or by writing to 8950 Cypress Waters Boulevard, Coppell, TX 75019, to discuss possible alternatives to avoid foreclosure.
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
To the best knowledge and belief of the undersigned, the parties in possession of the property are Etenesh Yesuf or tenant(s); and said property is more commonly known as **4317 Orchard Park Court, Stone Mountain, GA 30083.**
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.
Nationstar Mortgage LLC as Attorney in Fact for Jerry Gross
McMichael Taylor Gray, LLC
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
404-474-7149
++MTG File No.: GA2025-00363/GROSS++

420-497050 6/5,6/12,6/19,6/26

NOTICE OF SALE UNDER POWER

GEORGIA, DEKALB COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed executed by **Michael Kunta Lee aka Michael K. Lee and W. Mattie Lee,** husband and wife, as Tenants in Common, for during their joint and several lives, and upon death of either of them, in fee simple, together with every contingent reminder and right of reversion, in favor of Mortgage Electronic Registration Systems, Inc., as Grantee, as nominee for Top Flite Financial, Inc., its successors and assigns, said security instrument being recorded in the Office of the Clerk of Superior Court of DeKalb County, Georgia on December 8, 2022 in Deed Book 30689 at Page 287 as Instrument Number 2022171502, conveying the after-described property to secure a Note in the original principal amount of $135,581.00, with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of DeKalb County, Georgia within the legal hours of sale on the first Tuesday in July, 2025, the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN LAND LOT 70, OF THE 16TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING LOT 25 BLOCK A OF AMBERLY EAST SUBDIVISION, SECTION ONE, UNIT ONE, AS SHOWN ON PLAT RECORDING IN PLAT BOOK 64, PAGE 113, DEKALB COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE FOR A MORE COMPLETE 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 Security Deed and by law, including attorney`s fees (notice of intent to collect attorney`s fees having been given).
Essex Mortgage Corporation can be contacted at 855-766-6540 or by writing to 1417 N Magnolia Ave, Ocala, FL 34475, to discuss possible alternatives to foreclosure.
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
To the best knowledge and belief of the undersigned, the party in possession of the property is Michael Kunta Lee aka Michael K. Lee and W. Mattie Lee or a tenant or tenants and said property is more commonly known as **2061 Wellborn Rd, Lithonia, GA 30058.**
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Data Mortgage, Inc. DBA, Essex Mortgage, the current lender as attorney in fact for Michael Kunta
++Lee aka Michael K. Lee and W. Mattie Lee++
Halliday, Watkins & Mann, P.C.
244 Inverness Center Drive
Suite 200
Birmingham, AL 35242
Phone: (801) 355-2886
Fax: (801) 328-9714
www.hwmlawfirm.com

420-497055 6/5,6/12,6/19,6/26

NOTICE OF SALE UNDER POWER

GEORGIA,
ROCKDALE COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from **ERICA DENISE HARRIS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR ROCKET MORTGAGE, LLC,** dated January 30, 2024, recorded March 26, 2024, in Deed Book 7752, Page 190 (and recorded in Dekalb County on April 2, 2024 in Deed Book 31363, Page 507), Rockdale County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Four Hundred Seventy-Six Thousand Two Hundred Fifteen and 00/100 dollars ($476,215.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Lakeview Loan Servicing, LLC, there will be sold at public outcry to the highest bidder for

cash at the Rockdale County Courthouse, within the legal hours of sale on the first Tuesday in July, 2025, all property described in said Security Deed including but not limited to the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 251 OF THE 16TH DISTRICT OF DEKALB AND ROCKDALE COUNTIES, GEORGIA BEING LOT 6, BLOCK A, UNIT ONE SMOKERISE EAST, AS PER PLAT BY ROBERT C. PACE, REGISTERED LAND SURVEYOR, DATED DECEMBER 21, 1984 AND RECORDED IN PLAT BOOK R, PAGE 119, ROCKDALE COUNTY, GEORGIA RECORDS WHICH REFERENCE IS MADE FOR THE PURPOSE OF INCORPORATION THE SAME AS A PART HEREIN.
Said legal description being controlling, however the property is more commonly known as **1800 SMOKERISE E, CONYERS, GA 30012.**
The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.
To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is ERICA DENISE HARRIS, or tenants(s).
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend and modify all terms of the loan (although not required by law to do so) is: M & T Bank, Loss Mitigation Dept., 1100 WEHRLE DRIVE, WILLIAMSVILLE, NY 14221, Telephone Number: 1-800-724-1633. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.
LAKEVIEW LOAN SERVICING, LLC
as Attorney in Fact for
ERICA DENISE HARRIS
THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Attorney Contact:
Rubin Lublin, LLC
3145 Avalon Ridge Place,
Suite 100,
Peachtree Corners, GA 30071
Telephone Number: (877) 813-0992 **++Case No. MTB-25-01475-2/HARRIS++**
Ad Run Dates 06/04/2025, 06/11/2025, 06/18/2025, 06/25/2025
rlselaw.com/property-listing

420-497059 6/5,6/12,6/19,6/26

NOTICE OF FORECLOSURE SALE UNDER POWER

DEKALB COUNTY, GEORGIA
Under and by virtue of the Power of Sale contained in a Security Deed given by **Diamond Compass LLC to Trident Realty Investments LLC,** dated 08/14/2024 and recorded 08/15/2024 in Instrument 2024082720, DEED BOOK 31575, PAGE 633, Dekalb County, Georgia Records as last transferred to Trident Realty Investments Atlas SPV, LLC by assignment to be recorded in the land records of Dekalb County, Georgia, conveying the after-described property to secure a Note in the original principal amount of $273,750.00, with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Dekalb County, Georgia, within the legal hours of sale on the first Tuesday of July 2025, the following described property:
THE LAND REFERRED TO HEREIN IN SITUATED IN DEKALB COUNTY, STATE OF GEORGIA, AND IS DESCRIBED AS FOLLOWS:
All that tract or parcel of land lying and being in Land Lot 107, 15th District, Dekalb County, Georgia and being Lot 43, Block B, Unit One, Section Four, DOGWOOD MANOR Subdivision, as per plat recorded at Plat Book 53, Page 36, Dekalb County, Georgia Records, which plat is incorporated herein and made a part hereof by this reference.
Subject to easement and restrictions of record.
APN: 15 107 09 043
Property Address: 2289 Aurie Dr., Decatur, GA 30034
This conveyance is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fee having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is Longhorn Investments; they can be contacted at (214) 420-7312 for Loss Mitigation Dept, or by writing to 17103 Preston Road, Ste. 250, Dallas, TX 75248 to discuss possible alternatives to avoid foreclosure. Said property will be sold on "as-is" basis and subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Diamond Compass LLC or tenant(s); and said property is more commonly known as **2289 Aurie Dr., Decatur, GA 30034.** The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure. Trident Realty Investments Atlas SPV LLC as Attorney in Fact for Diamond Compass LLC.
Sokolof Remtulla, LLP 3295 River Exchange Drive, Suite 280 Norcross, GA 30092 or 949-449-1577 **++Diamond Compass LLC++**

420-497094 6/5,6/12,6/19,6/26

Notice Of Sale Under Power

Georgia, Dekalb County
Under and by virtue of the Power of Sale contained in that certain Security Deed given by **Crystal Lynn Wade, Single Woman to Mortgage Electronic Registration Systems, Inc., as Grantor as nominee for The Mortgage Firm, Inc. its successors and assigns,** dated 1/24/2023, and recorded on 1/26/2023, in Instrument No.: 2023007617, Deed Book 30746, Page 59, DeKalb County, Georgia records, as last assigned to Freedom Mortgage Corporation by assignment recorded on 11/15/2024 in Instrument No.: 2024117803 Deed Book 31715, Page 511, conveying the after-described property to secure a Note in the original principal amount of $362,316.00, with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the Courthouse door of DeKalb County, Georgia, within the legal hours of sale on 7/1/2025, the following described property: All That Tract Or Parcel Of Land Lying And Being In Land Lot 26 Of The 18th District, Dekalb County, Georgia, Being Lot 835, Water's Edge Subdivision, Unit VIII-B, As Per Plat Recorded In Plat Book 109, Pages 89-91, Dekalb County, Georgia Records, Which Plat Is Incorporated Herein By Reference And Made A Part Hereof.. Said property is commonly known as **225 Mistybrook Circle Stone Mountain, GA 30087**. The indebtedness 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 the sale, as provided in the Security Deed and by law, including attorneys' fees (notice of intent to collect attorneys' fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Freedom Mortgage Corporation, Attention: Loss Mitigation Department, 11988 EXIT 5 PKWY BLDG 4 FISHERS IN 46037-7939, Telephone No.: (855) 690-5900. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend, or modify the terms of the security instrument. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any other matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party(ies) in possession of the property is (are) Crystal Lynn Wade, Single Woman or tenant(s) or other occupants. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) any right of redemption or other lien not extinguished by foreclosure. The sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being Freedom Mortgage Corporation as Attorney in Fact for Crystal Lynn Wade, Single Woman. Nestor Solutions, LLC 214 5th Street, Suite 205, Huntington Beach, California 92648, (888) 403-4115, **++TS # 2025-12927-GA/ WADE++.** For sale information, visit: https://www.nestortrustee.com/sales-information.com or call (888) 902-3989.

420-497095 6/5,6/12,6/19,6/26

Notice Of Foreclosure Sale Under Power

Dekalb County, Georgia
Under and by virtue of the Power of Sale contained in a Security Deed given by **Douglas Bennett And Taylor Carney, Both Unmarried to Mortgage Electronic Registration Systems, Inc., As Beneficiary, As Nominee For Homebridge Financial Services, Inc., its successors and assigns**, dated 04/14/2022 and recorded 04/15/2022 in 2022061656, in Book 30267, Page 759, Dekalb County, Georgia Records, as last transferred to CMG Mortgage, Inc. by assignment recorded on 1/4/2024 In Book 31240 Page 83 in the Office of the Clerk of Superior Court of Dekalb Georgia Records, conveying the after-described property to secure a Note in the original principal amount of $290,000.00, with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Dekalb County, Georgia, within the legal hours of sale on 07/01/2025 , the following described property: All That Tract Or Parcel Of Land Lying And Being In Land Lot 255, 15TH District Of Dekalb County, Georgia, Being Lot 10, Nantucket Subdivision, As Per Plat Recorded In Plat Book 60, Page 70 And Plat Book 68, Page 136, Dekalb County Records, Which Plat Is Hereby Referred To And Made A Part Of This Description. This conveyance is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fee having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: CMG Mortgage, Inc. they can be contacted at 866-978-2622 for Loss Mitigation Dept, or by writing to CMG Mortgage, Inc. 9726 Old Bailes Rd Ste 200, Fort Mill, SC 29707 to discuss possible alternatives to avoid foreclosure. Said property will be sold on "as-is" basis and subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Douglas Bennett And Taylor Carney, Both Unmarried or tenant(s); and said property is more commonly known as **4423 Nantucket CV, Stone Mountain, GA 30083.** The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure. CMG Mortgage, Inc. as Attorney in Fact for Douglas Bennett And Taylor Carney, Both Unmarried. First American Title Insurance Company 4795 Regent Blvd, Mail Code 1011-F Irving TX 75063 866-429-5179 **++GA2500292105/BENNETT/CARNEY++**

420-497096 6/5,6/12,6/19,6/26

NOTICE OF SALE UNDER POWER

STATE OF GEORGIA,
COUNTY OF DEKALB
By virtue of a Power of Sale contained in that certain Security Deed from **Mustardseed Group LLC to Mortgage Electronic Registration Systems, Inc., as nominee for Hometown Equity Mortgage LLC,** dated September 15, 2023 and recorded on September 25, 2023 in Deed Book 31106, Page 358, in the Office of the Clerk of Superior Court of Dekalb County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of One Hundred Eighty-Four Thousand Eight Hundred Fifty and 00/100 dollars ($184,850.00) with interest thereon as provided therein, as last transferred to Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as owner trustee for Verus Securitization Trust 2023-8, recorded in Deed Book 31899, Page 370, aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Dekalb County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in July, 2025, all property described in said Security Deed including but not limited to the following described property:
All that tract and or parcel of land lying and being in Land Lot 61, 16th District, DeKalb County, Georgia, and being known as Lot 49, Block D, Ciclestone, Unit V, as per plat recorded in Plat Book 74, Page 48, DeKalb County, Georgia Records, which plat is incorporated herein by reference and made a part hereof by reference.
This conveyance is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.
Said property may more commonly be known as **5533 Circlestone Lane, Stone Mountain, GA 30088.**
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given).
The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as owner trustee for Verus Securitization Trust 2023-8, 75 Beattie Place, Greenville, SC 29601, 1-800-365-7107. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Mustardseed Group LLC and or tenant(s).
The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy
code and 2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as owner trustee for Verus Securitization Trust 2023-8
as Attorney-in-Fact for Mustardseed Group LLC Contact:
Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520
++Case #: 24-006803-5/Mustardseed Group LLC++
Ad Run Dates: 06/05/2025 ,06/12/2025 ,06/19/2025 06/26/2025;

420-497117 6/5,6/12,6/19,6/26

NOTICE OF SALE UNDER POWER CONTAINED IN SECURITY DEED

STATE OF GEORGIA
COUNTY OF DEKALB
Pursuant to a power of sale contained in a certain security deed executed by **TC Chamblee, hereinafter referred to as Grantor, to One World Mortgage Corporation** recorded in Deed Book 21126, beginning at page 456, of the deed records of the Clerk of the Superior Court of the aforesaid state and county, and by virtue of a default under the terms of said security deed, and the related note, the undersigned attorney-in-fact for the aforesaid Grantor (which attorney-in-fact is the present holder of said security deed and note secured thereby) will sell at the usual place of conducting Sheriff's sales in said county within the legal hours of sale, to the highest bidder on the first Tuesday in July 2025, all property described in said security deed including but not limited to the following described property:
Al! that tract or parcel of land lying and being in Land Lot 77 of the 16th District, DeKalb County, Georgia, being Lot 16, Block F, Bramblewood Subdivision, Unit Four, as per plat recorded in Plat Book 63, Page 149, DeKalb County, Georgia records, which recorded plat is incorporated herein by this reference and made a part of this description.
Said legal description being controlling, however, the Property is more commonly known as: **5770 Ivywood Drive, Lithonia, GA 30038**
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien but not yet due and payable); any matters which might be disclosed by an accurate survey and inspection of the property; any assessments, liens, encumbrances, zoning ordinances, restrictions, and all other matters of record superior to the said Security Deed. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. MidFirst Bank is the entity with authority to negotiate, amend and modify the terms of the Note and Security Deed. MidFirst Bank's address is 999 N.W. Grand Blvd, Oklahoma City, OK 73118. MidFirst Bank may be contacted by telephone at 1-800-552-3000.
To the best of the undersigned's knowledge and belief, the party in possession of the property is believed to be TC Chamblee and The Estate of TC Chamblee And/or All Known and Unknown Heirs, or tenant(s).

MidFirst Bank,
as Transferee, Assignee, and Secured Creditor
As attorney-in-fact for the aforesaid Grantor CB Legal, LLC
Attorneys at Law
Three Northwinds Center
2500 Northwinds Parkway, Suite 160
Alpharetta, Georgia 30009
(770) 392-0041
++25-7744/ TC Chamblee and The Estate of TC Chamblee++
THIS LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW.
IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

420-497119 6/5,6/12,6/19,6/26

Notice of Sale Under Power.

State of Georgia,
County of DEKALB.

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by **CONNOR ARNETTE AND MATTHEW BANKSTON to FIGURE LENDING LLC ,** dated 08/02/2023, and Recorded on 08/11/2023 as Book No. 31039 and Page No. 787, DEKALB County, Georgia records, as last assigned to MEB LOAN TRUST VIII, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of $45,617.56, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the DEKALB County Courthouse within the legal hours of sale on the first Tuesday in July, 2025, the following described property: THE FOLLOWING REAL PROPERTY IS SITUATED IN THE COUNTY OF DEKALB, STATE OF GEORGIA, AND DESCRIBED FURTHER AS FOLLOWS:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 71 OF THE 18TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING LOT 6, BLOCK C, UNIT ONE OF HEARTHSTONE SUBDIVISION, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 48, PAGE 21, DEKALB COUNTY, GEORGIA RECORDS WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). MEB LOAN TRUST VIII, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE holds the duly endorsed Note and is the current assignee of the Security Deed to the property. NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING, acting on behalf of and, as necessary, in consultation with MEB LOAN TRUST VIII, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING may be contacted at: NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING, 601 OFFICE CENTER DRIVE, SUITE 100, FORT WASHINGTON, PA 19034, 866 825 2174. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as **873 HEARTHSTONE DR, STONE MOUNTAIN, GEORGIA 30083** is/are: CONNOR ARNETTE AND MATTHEW BANKSTON or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. MEB LOAN TRUST VIII, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE as Attorney in Fact for CONNOR ARNETTE AND MATTHEW BANKSTON. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. **++00000010367100/ARNETTE / BANKSTON++** BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.

420-497120 6/5,6/12,6/19,6/26

Notice of Sale Under Power.

State of Georgia,
County of DEKALB.

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by **ROY B BIGHAM, UNMARRIED MAN to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS** , dated 09/23/2019, and Recorded on 09/25/2019 as Book No. 27814 and Page No. 487, DEKALB County, Georgia records, as last assigned to PENNYMAC LOAN SERVICES, LLC (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of $140,400.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the DEKALB County Courthouse within the legal hours of sale on the first Tuesday in July, 2025, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 74 OF THE 16TH DISTRICT, DEKALB COUNTY, GEORGIA, AND BEING LOT 132, BLOCK A, FAIRINGTON TOWNSHIP, AS PER PLAT RECORDED IN PLAT BOOK 168, PAGES 98 105, DEKALB COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED
HEREIN AND MADE A PART HEREOF. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). PENNYMAC LOAN SERVICES, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. PENNYMAC LOAN SERVICES, LLC, acting on behalf of and, as necessary, in consultation with PENNYMAC LOAN SERVICES, LLC (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, PENNYMAC LOAN SERVICES, LLC may be contacted at: PENNYMAC LOAN SERVICES, LLC, 3043 TOWNSGATE ROAD, SUITE 200, WESTLAKE VILLAGE, CA 91361, 866 549 3583. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as **2640 PARRISH CT, STONECREST, GEORGIA 30038** is/are: ROY B BIGHAM, UNMARRIED MAN or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for ROY B BIGHAM, UNMARRIED MAN. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. **++00000010402014/BIGHAM++** BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.

420-497121 6/5,6/12,6/19,6/26

Notice of Sale Under Power.

State of Georgia,
County of DEKALB.

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by **VIVIAN E PRATHER to WELLS FARGO BANK, N.A. ,** dated 12/03/2008, and Recorded on 12/22/2008 as Book No. 21185 and Page No. 497, AS AFFECTED BY MODIFICATION BOOK 29815, PGE 140, DEKALB County, Georgia records, as last assigned to WELLS FARGO BANK, N.A. (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of $52,210.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the DEKALB County Courthouse within the legal hours of sale on the first Tuesday in July, 2025, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 190 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA, BEING LOT 6, BLOCK A SHADY ACRES SUBDIVISION, UNIT NO. 1, ACCORDING TO PLAT RECORDED IN PLAT BOOK 25, PAGE 7, DEKALB COUNTY, GEORGIA, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE. PROPERTY BEING KNOWN AS 4250 WELBRON DRIVE, DECATUR, GEORGIA 30035, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSE IN DEKALB COUNTY, GEORGIA. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). WELLS FARGO BANK, N.A. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. WELLS FARGO BANK, N.A., acting on behalf of and, as necessary, in consultation with WELLS FARGO BANK, N.A. (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, WELLS FARGO BANK, N.A. may be contacted at: WELLS FARGO BANK, N.A., 3476 STATEVIEW BLVD, FORT MILL, SC 29715, 800 288 3212. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as **4250 WELBRON DRIVE, DECATUR, GEORGIA 30035** is/are: VIVIAN E PRATHER or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. WELLS FARGO BANK, N.A. as Attorney in Fact for VIVIAN E PRATHER. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. **++00000010436236/PRATHER++** BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.

420-497122 6/5,6/12,6/19,6/26

NOTICE OF SALE UNDER POWER

GEORGIA, DEKALB COUNTY

Under and by virtue of the Power of Sale contained in that certain Security Deed from **Barbara H. Mosby (collectively, the "Grantor") to Excel Federal Credit Union (the "Grantee"),** dated July 24, 2006, filed and recorded July 31, 2006, in Deed Book 18981, Page 563, DeKalb County, Georgia Records (the "Security Deed"), conveying the after-described property to secure that certain Note dated July 24, 2006, from Borrower payable to Lender in the original principal amount of Ninety Seven Thousand and 00/100 Dollars ($97,000.00), with interest thereon as set forth therein (the "Note"), there will be sold at public outcry to the highest bidder for cash before the courthouse door of DeKalb County, Georgia, within the legal hours of sale on the first Tuesday in July, 2025, the following described property:
All that tract or parcel of land lying and being in Land Lot 68 of the 15th District of DeKalb County, Georgia, Being Lot 8, Block B, Vera Cruz Subdivision, as per plat recorded in Plat Book 60, Page 86, DeKalb County Records; which plat is hereby referred to and made a part of this description; being improved property having a house thereon and being known as No. 3373 Vera Cruz Way, DeKalb County, Georgia.
The indebtedness secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given as provided by law).
The property will be sold for cash or certified funds and subject to any and all matters of record superior to said Security Deed, outstanding ad valorem taxes, any matters which might be disclosed by an accurate survey and inspection of the property, zoning ordinances, restrictions, covenants, easements against the property, if any, and subject to any unpaid water and waste bills that constitute liens against the property, whether due and payable or not yet due and payable.
The sale will be conducted as set forth herein subject to (1) confirmation prior to the sale that the sale is not prohibited under the U.S. Bankruptcy Code and (2) final confirmation and audit prior to the sale of the status of the loan with the holder of the Security Deed.
Grantee reserves the right to sell the property in one parcel or as an entirety, or in such parcels as Grantee may elect, as permitted in the Security Deed
The following information is being provided in accordance with O.C.G.A. § 44-14-162.2. Midsouth Community Federal Credit Union is the secured creditor under the Security Deed and loan being foreclosed. The following entity shall have full authority to negotiate, amend, and modify all terms of the above-described Security Deed and associated Note on behalf of the secured creditor: Excel Federal Credit Union, 5070 Peachtree Industrial Boulevard, Peachtree Corners, Georgia 30071, (770) 441-9235. O.C.G.A. § 44-14-162.2 states in pertinent part that, "nothing in this subsection shall be construed to require a secured creditor to negotiate, amend, or modify the terms of a mortgage instrument."
To the best of the undersigned's knowledge and belief, the property is known as: **3373 Veracruz Way, Decatur, DeKalb County, GA 30034,** and the party in possession of the property is the Estate of Barbara H. Mosby, or its tenant or tenants.
Midsouth Community Federal Credit Union, as Attorney-in-Fact for the Estate of
++Barbara H. Mosby++
Thompson, O'Brien, Kappler & Nasuti, P.C.
2 Sun Court, Suite 400
Peachtree Corners, Georgia 30092
(770) 925-0111
This is notice that we are attempting to collect a debt and any information obtained will be used for that purpose. This communication is from a debt collector.

420-497151 6/5,6/12,6/19,6/26

NOTICE OF SALE UNDER POWER

STATE OF GEORGIA
COUNTY OF DEKALB

Under and by virtue of the Power of Sale in a certain Deed to Secure Debt with **Future Advance Clause from KAREEM GAY and ANTHONY J. JENKINS, Grantors, to RONALD EUGENE CARROLL,** Grantee, dated December 22, 2021, recorded in Deed Book 30000, page 584, DeKalb County, Georgia Records (hereinafter, "Deed"); said Deed having been given to secure a Promissory Note dated December 22, 2021, in the original principal amount of $285,000.00 (hereinafter, "Note"), there will be sold by the undersigned at public outcry, during the legal hours of sale before the door of the Courthouse of DeKalb County, Georgia, on the first Tuesday in July 2025, to wit: there will be sold by RONALD EUGENE CARROLL to the highest and best bidder for cash, the following described property:
All that tract or parcel of land lying and being in Land Lot 74 of the 18th District, DeKalb County, Georgia and in the City of Stone Mountain, Georgia, and being more particularly described as follows:
Beginning at the Northeast corner of Main Street and Mountain View Street (formerly Gaston Street) intersection, and on the East side of Main Street, thence running in an Easterly direction along Mountain View Street (formerly Gaston Street) 210 feet to a point; thence in a Northerly direction and on the West side of Second Main Street, 130 feet, more or less, to a point; thence in a Westerly direction 210 feet, more or less, to the East side of Main Street; thence in a Southerly direction, 130 feet, more or less, to the point of beginning.
LESS & EXCEPT property conveyed in the Right of Way Deed to the City of Stone Mountain, GA recorded in Deed Book 4224, Page 96, aforesaid records; and LESS & EXCEPT property conveyed in the Right of Way Deed to DeKalb County

recorded in Deed Book 23767, Page 424, aforesaid records.
Subject Property Address: **712 2nd Street and 691 Main Street, Stone Mountain, GA 30083.**
Parcel ID: #18 074 10 024 & #18 074 10 025
The debt secured by said Deed and Note has been and is hereby declared due and payable in full because of nonpayment pursuant to the terms of said Deed and Note. Notice has been given of intention to enforce provisions for collection of attorney's fees and foreclosure in accordance with legal requirements and the terms of the Deed and Note. The indebtedness remaining in default, the sale will be made for the purpose of applying proceeds thereof to the payment of the indebtedness secured by the Deed, accrued interest and expenses of the sale and other sums secured by the Deed including attorney's fees and advances for property taxes, and the remainder if any shall be applied as provided by law.
To the best of the undersigned's knowledge and belief the property is in the possession of KAREEM GAY and said property will be sold as the property of KAREEM GAY, subject to outstanding ad valorem taxes, street improvements, and easements or restrictions of record, if any, and any rights that may exist pursuant to that certain Affidavit and Memorandum of Interest in Real Property recorded at Deed Book 31006, Page 454, aforesaid records, and that certain Affidavit and Memorandum of Interest in Real Property recorded at Deed Book 30714, Page 685, aforesaid records. The undersigned will execute a deed to the purchaser at said sale as provided in the Deed.
Davis M. Feder, Esq.
Attorney-in-Fact for
++RONALD EUGENE CARROLL++
GDCR, Attorneys at Law
2951 Flowers Road South, Suite 220
Atlanta, GA 30341

420-497160 6/5,6/12,6/19,6/26
NOTICE OF SALE UNDER POWER
GEORGIA, DEKALB COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by **Kevin Rojas to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Everett Financial, Inc. dba Supreme Lending., its successors and assigns** dated June 24, 2022, recorded in Deed Book 30419, Page 401, DeKalb County, Georgia Records, as last transferred to Nationstar Mortgage LLC by assignment recorded in Deed Book 31928, Page 20, DeKalb County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED TWENTY-FIVE THOUSAND EIGHT HUNDRED THIRTY-FOUR AND 0/100 DOLLARS ($225,834.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of DeKalb County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in July, 2025, the following described property:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Nationstar Mortgage LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Nationstar Mortgage LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432.
Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.
To the best knowledge and belief of the undersigned, the party in possession of the property is Kevin Rojas or a tenant or tenants and said property is more commonly known as **++2570 Bradford Square Unit 103, Atlanta, GA 30345.++**
Should a conflict arise between the property address and the legal description the legal description will control.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.
Nationstar Mortgage LLC
as Attorney in Fact for
Kevin Rojas
McCalla Raymer Leibert Pierce, LLP
1544 Old Alabama Rd
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT "A"
All that tract or parcel of land lying and being in Land Lot 246 of the 18th District of Dekalb County, Georgia, and being more particularly described as follows:
Condominium Unit C of Building No. 2547 Bradford Square Townhouses, a Condominium, as more particularly described and delineated in the Declaration of Condominium for Bradford Square, recorded in Deed Book 4210, Page 292, et seq., Dekalb County, Georgia Records, as may be amended. This conveyance is made subject to the Declaration and all matters referenced therein, all matters shown on the plat recorded in Condominium Plat Book 3, Page 153, Dekalb County, Georgia Records, as may be amended, and the floor plans recorded in Condominium Floor Plan Volume 26, aforesaid records, as may be amended.
TAX ID 18 246 05 070
MR / KR July 1, 2025
Our file no. 25-17318GA-FT2
25-17318GA

420-497985 6/19,6/26,7/3,7/10,7/17,7/24,7/31.
NOTICE OF SALE UNDER POWER
STATE OF GEORGIA
DEKALB COUNTY
WHEREAS, **Fariha Anwar, as borrower(s), executed a SECURITY DEED to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Carrington Mortgage Services, LLC**, Lender which was dated 3/25/2024, and recorded on 3/27/2024, in Instrument No.: N/A, Deed Book 31354, Page 620, securing the payment of a Note in the amount of $230,300.00 in DeKalb County, Georgia Register of Deeds.
NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Security Deed by the Holder, and by virtue of the power of sale and authority vested in it, will on 8/5/2025 sell at public outcry to the highest bidder for cash Before the Courthouse door of the DeKalb County Courthouse, 556 N. McDonough St, Decatur, Georgia 30030 of DeKalb, the following described property situated in DeKalb County, Georgia, to wit:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 335 OF THE 18TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING LOT 32, BLOCK B, UNIT TWO, GUILFORD VILLAGE SUBDIVISION, ACCORDING TO PLAT RECORDED IN PLAT BOOK 19, PAGE 8, DEKALB COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION.
Tax Parcel ID: 18-335-05-029
Being real property commonly known as **4097 CLAY DR ATLANTA, GA 30360**
The debt remaining in default, this sale will be made for the purpose of paying the debt and all expenses of this sale including attorney's fees (notice of intent to collect attorney's fees having been given).
Said sale will be made subject to the following items which may affect the title to said property: All restrictive covenants, easements and rights-of-way appearing of record, if any; all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; all outstanding or unpaid bills and assessments for street improvements, curbing, garbage, water, sewage and public utilities which may be liens upon said property; and any outstanding taxes, assessments and other liens superior to the security deed being foreclosed hereby.
To the best knowledge and belief of the undersigned, the above-described property is in the possession of the borrower and/or other persons with the consent and acquiescence of the borrower.
Except to the extent that the Holder may bind and obligate Mortgagors to warrant title to the Property under the terms of the Security Deed, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied. All sales are "as is", "where is'.
The entire purchase price is due and payable at the conclusion of the auction in the form of certified funds. Insufficient funds will not be accepted. Amounts received in excess of the winning bid will be refunded to the successful purchaser. This property is being sold with express reservation that the sale is subject to confirmation by lender or Substitute Trustee.
Pursuant to O.C.G.A. § 44-14-162.2, the name, address and telephone number of the person or entity who shall have full authority to negotiate, amend, or modify all terms of the above-described mortgage is as follows:
Carrington Mortgage Services, LLC, 1600 South Douglass Road, Suite 200-A Anaheim, CA 92806, Telephone No.: 800-561-4567
The foregoing notwithstanding, nothing in O.C.G.A. § 44-14-162.2 shall be construed to require Carrington Mortgage Services, LLC to negotiate, amend, or modify the terms of the Security Deed described herein.
Carrington Mortgage Services, LLC as Attorney in Fact for Fariha Anwar
Attorney Contact:
Miller, George & Suggs, PLLC
3000 Langford Road, Building 100
Peachtree Corners, GA 30071
Phone: 404-793-1447
Fax: 404-738-1558
++TS # 25-33969 /Fariha Anwar++
THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

420-497986 6/19,6/26,7/3,7/10 7/17,7/24,7/31
NOTICE OF SALE UNDER POWER
STATE OF GEORGIA
DEKALB COUNTY
WHEREAS, **Alphonso Fanyen, as borrower(s), executed a SECURITY DEED to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for M & T Mortgage Corporation,** Lender which was dated 6/24/2005, and recorded on 7/12/2005, in Instrument No.: 2005-0133631, Deed Book 17643, Page 143, securing the payment of a Note in the amount of $122,003.00 in DeKalb County, Georgia Register of Deeds.
NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Security Deed by the Holder, and by virtue of the power of sale and authority vested in it, will on 8/5/2025 sell at public outcry to the highest bidder for cash During the legal hours of sale before the door of the courthouse of DeKalb County, Georgia, 556 N. McDonough Street, Decatur, Georgia 30030 of DeKalb, the following described property situated in DeKalb County, Georgia, to wit:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 61 OF THE 16TH DISTRICT, DEKALB COUNTY, GEORGIA,
BEING LOT 82, BLOCK B OF DILLWOOD FOREST SUBDIVISION, PHASE TWO, AS PER PLAT RECORDED IN PLAT BOOK 87, PAGE 31, DEKALB COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE,
FOR A MORE COMPLETE DESCRIPTION.
Tax Parcel ID: 16-61-2-83
Being real property commonly known as **5666 DILLWOOD CRES LITHONIA, GA 30058**
The debt remaining in default, this sale will be made for the purpose of paying the debt and all expenses of this sale including attorney's fees (notice of intent to collect attorney's fees having been given).
Said sale will be made subject to the following items which may affect the title to said property: All restrictive covenants, easements and rights-of-way appearing of record, if any; all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; all outstanding or unpaid bills and assessments for street improvements, curbing, garbage, water, sewage and public utilities which may be liens upon said property; and any outstanding taxes, assessments and other liens superior to the security deed being foreclosed hereby.
To the best knowledge and belief of the undersigned, the above-described property is in the possession of the borrower and/or other persons with the consent and acquiescence of the borrower.
Except to the extent that the Holder may bind and obligate Mortgagors to warrant title to the Property under the terms of the Security Deed, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied. All sales are "as is", "where is'.
The entire purchase price is due and payable at the conclusion of the auction in the form of certified funds. Insufficient funds will not be accepted. Amounts received in excess of the winning bid will be refunded to the successful purchaser. This property is being sold with express reservation that the sale is subject to confirmation by lender or Substitute Trustee.
Pursuant to O.C.G.A. § 44-14-162.2, the name, address and telephone number of the person or entity who shall have full authority to negotiate, amend, or modify all terms of the above-described mortgage is as follows:
Carrington Mortgage Services, LLC, 1600 South Douglass Road, Suite 200-A Anaheim, CA 92806, Telephone No.: 800-561-4567
The foregoing notwithstanding, nothing in O.C.G.A. § 44-14-162.2 shall be construed to require Carrington Mortgage Services, LLC to negotiate, amend, or modify the terms of the Security Deed described herein.
Carrington Mortgage Services, LLC as Attorney in Fact for Alphonso Fanyen
Attorney Contact:
Miller, George & Suggs, PLLC
3000 Langford Road, Building 100
Peachtree Corners, GA 30071
Phone: 404-793-1447
Fax: 404-738-1558
++TS # 25-35208 /Alphonso Fanyen++
THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

420-498013 6/5,6/12,6/19,6/26
STATE OF GEORGIA
COUNTY OF DEKALB
NOTICE OF SALE UNDER POWER
Pursuant to the power of sale contained in the Security Deed executed by **FELICIA GOODE to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR FREMONT INVESTMENT & LOAN** in the original principal amount of $112,410.00 dated February 11, 2005, and recorded in Deed Book 17153, Page 598, DeKalb County records, said Security Deed being last transferred to DEUTSHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2005-1, ASSET-BACKED CERTIFICATES, SERIES 2005-1 in Deed Book 23343, Page 546, DeKalb County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on July 01, 2025, the property in said Security Deed and described as follows:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 43 OF THE 16TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING LOT 59, BLOCK C, UNIT I OF WINSLOW CROSSING SOUTH SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 70, PAGE 86, DEKALB COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION.
Said property being known as: **++5436 BRISBANE CT, LITHONIA, GA 30038++**
To the best of the undersigned's knowledge, the party or parties in possession of said property is/are FELICIA GOODE or tenant(s).
The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed.
The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:
PHH Mortgage Corporation
1661 Worthington Road, Suite 100
West Palm Beach, FL 33409
800-887-4420
Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2005-1, ASSET-BACKED CERTIFICATES, SERIES 2005-1,
as Attorney-in-Fact for
FELICIA GOODE
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
13010 Morris Rd., Suite 450
Alpharetta, GA 30004
Phone: 470-321-7112
Firm File No. 25-300986 - AnB

040-499059 6/19

DEKALB COUNTY GOVERNMENT
Advertisement for Thursday, June 19, 2025

Sealed bids will be received in the Department of Purchasing and Contracting, The Maloof Center, 1300 Commerce Drive, 2nd Floor, Decatur, Georgia 30030, for the following until 3:00 P.M. on the date(s) designated below:

REQUEST FOR SOLICITATION NO.	ITEM	CLOSING DATE
2025-054	Commercial Containers (Two-Year Contract with 3 Options to Renew)	July 10, 2025
2025-056	Lubricants (Annual with 2 Options to Renew)	July 14, 2025

Specifications and other details will be available in the Purchasing and Contracting Department, The Maloof Center, 2nd Floor, 1300 Commerce Drive, Decatur, Georgia 30030. For additional information, please view the DeKalb County Website at: https://www.dekalbcountyga.gov/purchasing-contracting/general-information.
DeKalb County reserves the right to accept or reject any or all bids or any part thereof, to waive any technicalities, and to re-advertise.

By: Michelle Butler, Chief Procurement Officer
DeKalb County, Purchasing and Contracting Department

TEXT AND
WHATEVER
JUST
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AND
STOPTEXTSSTOPWRECKS.ORG
ad COUNCIL
NHTSA

Reach out to a friend about their mental health.

Find more ways to help at **SeizeTheAwkward.org**

SEIZE THE AWKWARD ad COUNCIL American Foundation for Suicide Prevention JED The Jed Foundation