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TRANSMITTAL SHEET

TO:	FROM:
Auction.com Panisa Ashby	Michelle Kidd
COMPANY:	DATE:
Auction.com	FEBRUARY 21, 2025
EMAIL:	TOTAL NO. OF PAGES INCLUDING COVER:
fclsaleinstructions@auction.com PanisaA@auction.com	2
PHONE NUMBER	SENDER'S REFERENCE NUMBER:
1-800-803-4415	25-7657

RE: Bidding instructions – Property Address: 5681 Grande River Rd.
Carl A. Nunally and Frankie L. Nunally
and Timothy Allen Nunally, Executor of
the Will and The Estate of Carl Alvin
Nunally, Sr. aka Carl Alvin Nunnally, Sr.
And/or All Known and Unknown Heirs
and The Estate of Frankie L. Nunally
And/or All Known and Unknown Heirs

Attached please find the Notice of Sale Under Power as same was submitted to the legal organ for **Clayton County**. At the bottom of this page is the bid amount. Please contact **Michelle Kidd in our office before 4:00 pm, March 4, 2025**, if possible, with sale results so that we can notify our client.

If you have any questions or need additional information, please do not hesitate to contact us. Thank you for your assistance in this matter.

Michelle Kidd

BID: \$186,575.74

Total Debt Bid

NOTICE OF SALE UNDER POWER CONTAINED IN SECURITY DEED

STATE OF GEORGIA,

COUNTY OF Clayton

Pursuant to a power of sale contained in a certain security deed executed by Carl A. Nunally and Frankie L. Nunally, hereinafter referred to as Grantor, to Mortgage Electronic Registration Systems, Inc. as nominee for Broker Solutions, Inc. dba New American Funding recorded in Deed Book 11113, beginning at page 378, and re-recorded at Deed Book 11311, beginning at page 23, 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 March 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 90 of the 13 District, Clayton County Georgia being all of Lot 23 River's Station Subdivision, Phase D Unit 1, as per plat recorded in Plat Book 38, pages 104-107, Clayton County Georgia records, which plat is incorporated herein and made a part hereof by this reference.

Parcel# 130980C-C009

Known as 5681 Grande River Road Atlanta GA

Said legal description being controlling, however, the Property is more commonly known as: 5681 Grande River Rd., College Park, GA 30349

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 Carl A. Nunally and Frankie L. Nunally and Timothy Allen Nunally, Executor of the Will and The Estate of Carl Alvin Nunally, Sr. aka Carl Alvin Nunnally, Sr. And/or All Known and Unknown Heirs and The Estate of Frankie L. Nunally 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
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25-7657

**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.**