

FORECLOSURE

ber 11, 2004 in Book 40159, Page 149 in the Clerk of Superior Court's Office for Gwinnett County, Georgia. This conveyance is subject to certain restrictions, easements, setbacks, lines, and other conditions shown of record in the Clerk of Superior Court's Office for Gwinnett County, Georgia. MR/mac 1/3/23

Our file no. 51624807 - FT18

950-87966 12/07/2022, 12/14/2022, 12/21/2022, 12/28/2022.

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Seung Ah Kim to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for New Century Mortgage Corporation, its successors and assigns, dated February 20, 2007, recorded in Deed Book 47650, Page 58, Gwinnett County, Georgia Records, as last transferred to Wells Fargo Bank, N.A., as Trustee for Structured Asset Backed Securities Trust 2007-NCW Mortgage Pass-Through Certificates Series 2007-NCW by assignment recorded in Deed Book 51513, Page 334, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of SIXTY-THOUSAND AND ONE HUNDRED NINETY-TWO AND 0/100 DOLLARS (\$64,192.00), 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 Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, the legal hours of sale on the first Tuesday in January, 2023, 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., as Trustee for the MASTR Asset Backed Securities Trust 2007-NCW Mortgage Pass-Through Certificates Series 2007-NCW is the holder of the Security Deed to the property in accordance with O.C.G.A. § 44-14-162.2, and the party in possession of the mortgage to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6059.

Note, however, that such entity is not required by law to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6059.

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.

Wells Fargo Bank, N.A., as Trustee for the MASTR Asset Backed Securities Trust 2007-NCW is the holder of the Security Deed to the property in accordance with O.C.G.A. § 44-14-162.2, and the party in possession of the mortgage to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6059.

Note, however, that such entity is not required by law to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6059.

FORECLOSURE

described property: All that tract or parcel of land lying and being in Land Lot 123, 6th District, Gwinnett County, Georgia, and being known as Lot 10, Block A, Nantuckett Subdivision, as per plat recorded in Plat Book 1, Page 268, Gwinnett County, Georgia Records, which plat is incorporated herein and made a part thereof by reference. Tax ID#: R6123-077. Subject to any Easements or Restrictions of Record. 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. 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 Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attorney fees having been given). Said property is commonly known as **4777 Nantuckett Drive, Southwest, Lilburn, GA 30047**, together with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): B2 Property Solutions, LLC or tenant or 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; (2) O.C.G.A. Section 9-13-172.1; and (3) 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 in the preceding paragraph. Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is: Owandi Capital, LLC, 1926 Hosea L. Williams, Drive SE, Unit 170342, Atlanta, Georgia 30317. 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 WILL BE USED FOR THAT PURPOSE.

By Robert Jackson Wilson, Esq., Robert Jackson Wilson, PC 295 South Culver Street, Suite C Lawrenceville, GA 30046 (770) 962-9780

Notice of Sale Under Power Georgia, Gwinnett County

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by **Beer Republic Brewing, LLC to Touchmark National Bank** dated May 29, 2019, and recorded May 31, 2019 in Deed Book 56627, Page 63, Gwinnett County, Georgia records, conveying the after described property to secure a note in the original principal amount of \$5,000,000.00 with interest at the rate specified therein, there will be offered for sale at public outcry to the highest bidder for cash before the Courthouse door of said County at the Gwinnett County Courthouse, during the legal hours of sale on the first Tuesday in January, namely, January 3, 2023, the following described property:

That tract or parcel of land lying and being in Land Lot 146 of the 5th District, Gwinnett County, Georgia, in the City of Lawrenceville and more particularly described as follows:

Beginning at a nail set at the intersection of the southerly right of way of Born Street (having a 50 foot right of way) with the easterly right of way of North Clayton Street (having a 60 foot right of way); traveling then North 89 degrees, 48 minutes, 56 seconds East for a distance of 402.64 feet along the southerly right of way of Born Street to an iron pin at that intersection of the westerly right of way of Chestnut Street (right of way varies); then South 16 degrees, 12 minutes 12 seconds East for a distance of 191.35 feet along the westerly right of way of Chestnut Street to a point;

Then north 80 degrees 22 minutes 48 seconds East for a distance of 11.02 feet to a point on the westerly right of way of Chestnut Street; then South 16 degrees 10 minutes 33 seconds East a distance of 115.45 along said right of way to an iron pin;

Then South 84 degrees 28 minutes 07 seconds West for a distance of 217.14 feet leaving said right of way to a flat iron; Then North 08 degrees 25 minutes 53 seconds West a distance of 1.85 feet to an axle; Then North 03 degrees 59 minutes 16 seconds West for a distance of 90.36 feet to a point; Then North 06 degrees 24 minutes 12 seconds West for a distance of 16.10 feet to a point; Then South 83 degrees 50 minutes 39 seconds West for a distance of 221.07 feet to a point; then South 16 degrees 10 minutes 33 seconds East a distance of 115.45 along said right of way to an iron pin;

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FORECLOSURE

DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-87225 11/30, 12/7,14,21,28, 2022

Notice of Sale Under Power Georgia, Gwinnett County

By virtue of the power of sale contained in a Deed to Secure Debt from **Beer Republic Brewing, LLC to Touchmark National Bank** dated May 29, 2019, and recorded May 31, 2019 in Deed Book 56627, Page 63, Gwinnett County, Georgia records, conveying the after described property to secure a note in the original principal amount of \$5,000,000.00 with interest at the rate specified therein, there will be offered for sale at public outcry to the highest bidder for cash before the Courthouse door of said County at the Gwinnett County Courthouse, during the legal hours of sale on the first Tuesday in January, namely, January 3, 2023, the following described property:

That tract or parcel of land lying and being in Land Lot 146 of the 5th District, Gwinnett County, Georgia, in the City of Lawrenceville and more particularly described as follows:

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FORECLOSURE

property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 113 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 54, BLOCK A, LITTLE MILL FARM UNIT ONE PER PLAT RECORDED IN PLAT BOOK 6, PAGE 287, RECORDS OF GWINNETT COUNTY, GEORGIA, WHICH PLAT IS BY REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF. Said legal description being controlling, however the property is more commonly known as **482 Gregg Drive, Lilburn, GA 30047**. 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 and 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 might be disclosed by an accurate survey and inspection of the property; all zoning ordinances; assessments; liens; encumbrances; 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 subject property is (are): CHRISTOPHER B. BENTON AKA CHRISTOPHER BENTON, LAKENYA LAVIE-DA GIADONA JANA BENTON, or tenant(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 or modify all terms of the loan (although not required by law to do so) is: LoanCare, LLC, Loss Mitigation Dept., 3637 Sentara Way, Virginia Beach, VA 23452; Telephone Number: 800-909-9255. Nothing in this notice shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. LOANCARE,LLC as Attorney in Fact for CHRISTOPHER B. BENTON AKA CHRISTOPHER BRENT BENTON THE BELOW LAW FIRM MAY BE HELD TO BE RESPONSIBLE FOR THE DEBTOR'S DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

By Robert Jackson Wilson, Esq., Robert Jackson Wilson, PC 295 South Culver Street, Suite C Lawrenceville, GA 30046 (770) 962-9780

Notice of Sale Under Power Georgia, Gwinnett County

Because of a default under the terms of the Security Deed executed by **Frank Bennett Boyd and Angela Denise Blake, Husband and Wife to North American Mortgage Company** dated November 10, 2000, and recorded in Deed Book 2180, Page 283, Gwinnett County, Georgia records, 12/22-0262 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-88825 11/9,16,23,30, 12/7,14,21,28, 2022

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by **Frank Bennett Boyd and Angela Denise Blake, Husband and Wife to North American Mortgage Company** dated November 10, 2000, and recorded in Deed Book 2180, Page 283, Gwinnett County, Georgia records, 12/22-0262 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-88825 11/9,16,23,30, 12/7,14,21,28, 2022

By virtue of the power of sale contained in a Deed to Secure Debt from **Erlynda Craddock to Mortgage Electronic Registration Systems, Inc. as nominee for Carrington Mortgage Services, LLC**, dated November 7, 2018, and recorded in Deed Book 56250, Page 345, Gwinnett County, Georgia records, and last assigned to **Carrington Mortgage Services, LLC** in Book 56791, Page 442, conveying the after-described property to secure a Note of even date in the original principal amount of \$332,459.00, with interest at the rate specified therein, there will be sold at public outcry to the highest bidder for cash before the Courthouse door of GWINNETT COUNTY, Georgia, within the legal hours of sale on the first Tuesday in January, 2023, to wit: January 3, 2023, the following described property: OR PARCEL OF LAND LYING AND BEING IN LAND LOT 28 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 6, BLOCK A, MADISON HEIGHTS SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 114, PAGES 208- 209, RECORDS OF GWINNETT COUNTY, GEORGIA, 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. 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 Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attorney fees having been given). 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) to final confirmation and audit of the status of the loan with the secured creditor.

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FORECLOSURE

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. Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is: Carrington Mortgage Services, LLC Attorney: Loss Mitigation Department 1600 South Douglas Road, Suites 100 & 200-A, Atlanta, GA 92806 1-800-561-4567. The foregoing notwithstanding, 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 Deed to Secure Debt described herein. This sale is conducted on behalf of a secured creditor under the power of sale granted in the aforementioned security instrument, specifically by Carrington Mortgage Services, LLC as attorney in fact for ONICA BLAIZE Parkway Law Group, LLC 1755 North Brown Road, Suite 150 Lawrenceville, GA 30043 404.719.5155 NOVEMBER 9, 16, 23, 30, DECEMBER 7, 14, 21, 28, 2022-0262 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-88825 11/9,16,23,30, 12/7,14,21,28, 2022

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by **Frank Bennett Boyd and Angela Denise Blake, Husband and Wife to North American Mortgage Company** dated November 10, 2000, and recorded in Deed Book 2180, Page 283, Gwinnett County, Georgia records, 12/22-0262 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-88825 11/9,16,23,30, 12/7,14,21,28, 2022

By virtue of the power of sale contained in a Deed to Secure Debt from **Erlynda Craddock to Mortgage Electronic Registration Systems, Inc. as nominee for Carrington Mortgage Services, LLC**, dated November 7, 2018, and recorded in Deed Book 56250, Page 345, Gwinnett County, Georgia records, and last assigned to **Carrington Mortgage Services, LLC** in Book 56791, Page 442, conveying the after-described property to secure a Note of even date in the original principal amount of \$332,459.00, with interest at the rate specified therein, there will be sold at public outcry to the highest bidder for cash before the Courthouse door of GWINNETT COUNTY, Georgia, within the legal hours of sale on the first Tuesday in January, 2023, to wit: January 3, 2023, the following described property: OR PARCEL OF LAND LYING AND BEING IN LAND LOT 28 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 6, BLOCK A, MADISON HEIGHTS SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 83, PAGE 78, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. Said property is known as **1605 Patrick Mill Place, Buford, GA 30518-2239**, 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 Frank Bennett Boyd and Angela Denise Boyd, a/k/a Angela Denise Blake, successor in interest or tenant(s). U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Trust 2005-RF5 as Attorney-in-Fact for Frank Bennett Boyd and Angela Denise Blake, Husband and Wife File No. 22-079495 LOGS LEGAL GROUP LLP Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/**CF-REFERENCE-I-NITIALS/**<https://www.logs.com/> *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-88124 11/30,12/7,14,21,28,2022

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