FORECLOSURE

BEING IN LAND LOT 121 OF THE 7TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 74, BLOCK A, CHARLESTON ROW TOWN-HOMES, AS PER PLAT RECORDED IN PLAT BOOK 98, PAGES 102-103, GWIN-NETT COUNTY RECORDS,

SAID PLAT BEING INCOR-PORATED HEREIN BY REF-ERENCE THERETO. SUBJECT TO THAT SECU-RITY DEED FROM CHERYL BYER TO MORTGAGE ELEC-TRONIC REGISTRATION SYSTEMS INC GRANTEE, AS NOMINEE FOR OPTEUM FINANCIAL SERVICES, LLC, ITS SUC-CESSORS AND ASSIGNS, RECORDED SEPTEMBER 7

2006, IN DEED BOOK 46985 PAGE 414, GWINNETT COUNTY, GEORGIA GWINNETT GEORGIA RECORDS. The right, if any, of The United States of America to onned States of Afferica to redeem said land within 120 days from the date of the foreclosure sale held on March 7, 2023, as provided for by the Federal Tax Lien Act of 1966 (Public Law 89-

MR/mac 3/7/23 Our file no. 23-10590GA - FT7 950-93527 02/08/2023. 02/22/2023,

03/01/2023 Notice of Sale Under Pow-State of Georgia, County of

Under and by virtue of the Power of Sale contained in a Security Deed given by Gary B. Oliver II to Mortgage Elec-tronic Registration Systems, Inc., as nominee for Home-Inc., as nominee for Home-Bridge Financial Services, Inc. DBA Real Estate Mort-gage Network (the Secured Creditor), dated September 28, 2018, and Recorded on October 12, 2018 as Book No. 27196 and Page No. 471, DeKalb County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$316,069.00, with interest at original principal amount of \$316,069.00, with interest at the rate specified therein, as last assigned to Carrington Mortgage Services, LLC 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 of sale on the first Tuesday in April. 2023, the following

described property:
All that tract or parcel of land lying and being in Land Lot 174 of the 16th District of DeKalb County, Georgia Being Lot 66, Block A, the Parks of Stonecrest-Pod E, as shown on plat recorded in Plat Book 202, Pages 43-51, DeKalb County, Georgia Records, which plat is incorporated herein for a more complete and accurate de

scription. Tax ID: 16-174-02-020 The debt secured by said Security Deed has been and is hereby declared due because of, among other pos-sible events of default, fail-ure 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, a provided in the Security. as provided in the Security as provided in the Security Deed and by law, including attorney's fees (notice of in-tent to collect attorney's fees having been given). Carring-ton Mortgage Services, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Carrington Mortgage Services, LLC is the entity with the full authority to apposition among the control of the property of the thority to negotiate, amend. and modify all terms of the

Pursuant to O.C.G.A. §44-14-162.2, Carrington Mort-gage Services, LLC may be contacted at: 1-800-790-9502 or by writing to 1600 South Douglass Road, Suite 110 and 200-A, Anaheim, CA 92806-5951.

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 posses-sion of the subject property known as 3927 ROSEBAY WAY, CONYERS, GA 30094 is/are: Gary B. Oliver II or tenant/tenants. Said property will be sold subject to (a 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 prop erty, and (c) all matters of record superior to the Secu-rity Deed first set out above, including, but not limited to. assessments liens encumbrances, zoning ordinances easements, restrictions covenants, etc. Be advised that said property will be sold subject to the redemp-tion rights of the United States of America under 26

States of America under 26 U.S.C. §7425(d)(1). 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 pre-

ceding paragraph.
Funds used at sale shall be certified funds payable to Bell Carrington Price & Gregg, LLC.
Carrington Mortgage Services, LLC as Attorney in Fact for Gary B. Oliver II.

Any information obtained Price & Gregg, LLC, 339 Heyward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File: 23-40127 950-93260 2/1 8 15 22 3/1 8 15 22 29 2023

NOTICE OF SALE UNDER STATE OF GEORGIA **GWINNETT COUNTY**

By virtue of a power of sale contained in a certain securi-ty deed from Kelly N. Hutto to Mortgage Electronic Reg-istration Systems, Inc., as grantee, as nominee for First-Citizens Bank & Trust Company, its successors and assigns and recorded in Book No. 56135, at Page No. Gwinnett records given to secure a note in the original amount of \$216,015.00 with interest on the unpaid balance until paid, as last assigned to Freedom Mortgage Corporation by virtue of the assign recorded at Book

FORECLOSURE

60302 Page 00035 in the Gwinnett County records, the following described property will be sold at public outcry to the highest bid-der for cash at the court-house door of GWINNETT COUNTY, Georgia, or such other location within the legal hours of sale on the first Tuesday in March, 2023, to wit: March 07, 2023, the following described property:
All that tract or parcel of land lying and being in Land
Lot 339 of the 4th District, Gwinnett County, Georgia, and being Lot 125, Block A, Ellington Springs, Phase Two, as per plat recorded in Plat Book 105, Pages 154 and 155. Gwinnett County Georgia records as last revised in Plat Book 109, Page 261, aforesaid records, which recorded plat as revised is incorporated herein by reference for a more complete description of said complete description of saru property; said property being known as 4231 Ash Tree Street, according to the present system of numbering property in Gwinnett

Tax Parcel ID No. R4339
161
Being real property commonly known as 4231 Ash
Tree Street, Snellville, GA 30039

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 attorneys fees (notice of intent to collect attorneys fees having heen given) terms of the note and other

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 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 improvements curbina 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 be-lief of the undersigned, the above-described property is in the possession of the bor-

rower 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 fol-

Freedom Mortgage Corporation 907 Pleasant Valley Avenue, Suite 3
Mt. Laurel, NJ 08054
855-690-5900

The foregoing notwith-standing, nothing in O.C.G.A. § 44-14-162.2 shall be con-strued to require Freedom Mortgage Corporation to negotiate, amend, or modify the terms of the Security Deed described herein.
Freedom Mortgage Corporation as Attorney in Fact for Kelly N. Hutto Attorney Contact:

Miller, George & Suggs, PLLC 3000 Langford Road, Building 100 Peachtree Corners, GA 30071

Phone: 404-793-1447 FIGURE 404-793-1447
Fax: 404-738-1558
23GA373-0001
THIS COMMUNICATION IS
FROM A DEBT COLLECTOR
ATTEMPTING TO COLLECT a debt. Any informatio OBTAINED WILL BE USED FOR THAT PURPOSE. 950-92976 02/08/2023, 02/15/2023, 02/22/2023, 02/08/2023, 02/22/2023, 03/01/2023.

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT

COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Carmetta Willis to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Pine State Mortgage Corporation, its successors and assigns, dated March 23, 2006, recorded in Deed Book 46421, 501, Gwinnett County, Geor-gia Records, as last trans-ferred to Citibank, N.A. as trustee for Bear Stearns Alt-A Trust, Mortgage Pass-Through Certificates, Series 2006-4 by assignment 2006-4 by assignment recorded in Deed Book 51499, Page 140, Gwinnett County, Georgia Records, conveying the after-de-Conveying the after-de-scribed property to secure a Note in the original principal amount of ONE HUNDRED SEVENTY-SIX THOUSAND EIGHT HUNDRED SEVENTY-EIGHT HUNDHED SEVENTY-TWO AND 0/100 DOLLARS (\$176,872.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett

County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal bours of color within the legal hours of sale on the first Tuesday in March, 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 be-cause of, among other pos-sible events of default, fail-ure 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, a provided in the Security. as provided in the Security

as provided in the Security Deed and by law, including attorney's fees (notice pursuant to 0.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 taxing authority, any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Securi-ty 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.
Wilmington Trust, National Association, successor trustee to Citibank, N.A., as

Trustee for the Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates Series

FORECLOSURE

2006-4 is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

§ 44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, 888-818-6032.
Note, however, that such entity is not required by law to negotiate, amend or modito 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 Carmetta the property is Carmetta Willis and Estate of Carmetta Willis or a tenant or tenants and said property is more commonly known as 4378 Ash Tree Street, Snellville, Georgia 30039. Should a conflict arise between the property address and the legal description will control.

The sale will be conducted which (1) to confurntion

subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Wilmington Trust, National Wilmington Trust, National Association, successor trustee to Citibank, N.A., as Trustee for the Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates Series 2006-4

as Attorney in Fact for Carmetta Willis McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND 339, OF THE 4TH DISTRICT, GWINNETT 41H DISTRICT, GWINNETI
COUNTY, GEORGIA, AND
BEING LOT 22, BLOCK C,
ELLINGTON SPRINGS,
PHASE THREE, AS PER
PLAT RECORDED IN PLAT
BOOK 106, PAGES 113 AND
114, GWINNETT COUNTY,
GEORGIA RECORDS,
WHICH RECORDED AND IS WHICH RECORDED PLAT IS
INCORPORATED HEREIN BY
REFERENCE FOR A MORE
COMPLETE DESCRIPTION OF SAID PROPERTY.

MR/chr 3/7/23 Our file no. 5174815 – FT1 950-94126 02/08/2023, 02/15/2023, 02/22/2023, 03/01/2023

NOTICE OF SALE UNDER **GWINNETT** GEORGIA.

COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Bian-ca Nilki Douglas to Mortgage Electronic Registration Systems, Inc., as nominee for Guild Mortgage Company, a California Corporation, its successors and assigns, dat-ed September 9, 2016, recorded in Deed Book 54582, Page 171, Gwinnett County, Georgia Records and as modified by that cer-tain Loan Modification Agreement recorded in Deed Book 58487, Page 51, Gwin-nett County, Georgia tems. Inc., as nominee for Georgia County. Records as last transferred to Guild Mortgage Company, a California Corporation by a California Corporation by assignment recorded in Deed Book 55576, Page 310, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED TWO THOUSAND FOUR HUNDRED SEVENTY-EAND 07400 DOLLARS FIVE AND 0/100 DOLLARS (\$202,475.00), 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, within the legal hours of sale

March, 2023, the following described property: HERETO AND MADE A PART **HEREOF** The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible 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 pur-suant to 0.C.G.A. § 13-1-11

on the first Tuesday in

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 taking authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, activitiens, encumbrances and encumbrances. restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Securi-ty 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. Guild Mortgage Company, 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 possible amond

the entity time last bit and the thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Guild Mortgage Company LLC, PO BOX 85304, San Diego, CA 92186, 800-365-4441.

Note however that such Note, however, that such

entity is not required by law to negotiate, amend or modi-fy the terms of the loan.

To the best knowledge and belief of the undersigned the party in possession the property is Bianca Nilki Douglas or a tenant or ten-ants and said property is more commonly known as 2284 Centenary Main St, Dacula, Georgia 30019. 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. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the belder of the security deed holder of the security deed.

Guild Mortgage Company as Attorney in Fact for Bianca Nilki Douglas McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 275 OF

5TH LAND DISTRICT GWINNETT COUNTY, GEOR-GIA, AND BEING LOT 51, BLOCK B, LINDENWOOD SUBDIVISION, UNIT FOUR, AS SHOWN ON FINAL PLAT PREPARED BY RINGO

FORECLOSURE

ABERNATHY & ASSO-CIATES, DATED 04/28/2016 AND RECORDED 05/03/2016 IN PLAT BOOK 136 PAGE 37, RECORDS OF GWINNETT COUNTY, GEOR-GIA, WHICH PLAT IS IN-CORPORATED HEREIN BY PEFERENCE FOR A MORE COMPLETE DESCRIPTION. SUBJECT PROPERTY BE ING KNOWN AS 2284 CEN-SUBJECT PROPERTY BEING KNOWN AS 2284 CENTENARY MAIN STREET ACCORDING TO THE PRESENT
SYSTEM OF NUMBERING
HOUSES IN GWINNETT
COUNTY, GEORGIA.
GWINNETT COUNTY PARCEL NO.: R5275 173
MR/mac 3/7/23
Our file no. 5396817 – Our file no. 5396817 FT17 950-92977 02/08/2023.

02/22/2023, 03/01/2023

950 94069 2/8,15,22,3/1, 2023

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Because of a default under the terms of the Security Deed executed by **Dixi Y**. Belen, married woman to Mortgage Electronic Registration Systems, Inc., ("MERS"), solely as nominee for Fidelity Bank d/h/a Fidelity Bank Mortgage dated August 14, 2017, and recorded in Deed Book 55339, Page 234, and rerecorded in Deed Book 55445, Page 328, Gwinnett County Records, said Security Deed having been last Belen, married woman to rity Deed having been last sold, assigned, transferred rity Deed having been last sold, assigned, transferred and conveyed to Lakeview Loan Servicing, LLC, securing a Note in the original principal amount of \$197,313.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pur-

cureo 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, March 7, 2023, 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 88 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 93, BLOCK A, WILDCAT CLIFFS SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 89, PAGES 67-68, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORDATED LEDELIN AND RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Said property is known as 2171 Wildcat Cliffs Lane, Lawrenceville, GA 30043, together with all fixtures and personal property attached to and constituting a part of said property.

tuting a part of said property, if any. Said property out standing ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of re-demption of any taxing au-thority, 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 lead first set out ters 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 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 credi-tor. The property is or may in the possession of Dixi be in the possession of Dix Y. Belen, successor in inter-est or tenant(s). Lakeview Loan Servicing LLC as Attor-ney-in- Fact for Dixi Y. Be-len, married woman File no. 22-079810 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 COUNSEIDS at Law 211
Perimeter Center Parkway,
N.E., Suite 300 Atlanta, GA
30346 (770) 220-2535/jw
https://www.logs.com/ *THE
LAW FIRM IS ACTING AS A
DEBT COLLECTOR. ANY IN-

WILL BE USED FOR THAT PURPOSE. URPUSE. 950 93221 2/8,15,22,3/1, 2023 STATE OF GEORGIA COUNTY OF GWINNETT

OBTAINED

FORMATION

NOTICE OF SALE
UNDER POWER
THIS IS AN ATTEMPT TO
COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE

By virtue of the power of sale contained in that certain Deed to Secure Debt (the Security Deed) from **JASON** Security Deed) from JASON
BELL to Renasant Bank
(Lender), dated October 1,
2019, filed for record on October 18, 2019, in Deed
Book 56964, Page 574,
Gwinnett County, Georgia
deed records, said Deed to
Secure Debt having been
given to secure a Note (the
Note) dated October 1, 2019,
in the original principal sum in the original principal sum of Two Hundred Forty Nine Thousand and 00/100s (\$249,000.00) Dollars, with interest from date at the rate stated in said Note on the ungoid belong until paid unpaid balance until paid, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Gwinnett County, Georgia, within the legal hours of sale the first Tuesday

on the first Tuesday in March, 2023 the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 336 OF THE 4 th DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 71, BLOCK A, OF WOODGATE HILLS, AS PER PLAT RECORDED IN PLAT BOOK 113. PAGES AS PER PLAT RECORDED IN PLAT BOOK 113, PAGES 268-270, REVISED IN PLAT BOOK 126, PAGES 41-43, GWINNETT COUNTY, GEORGIA RECORDE, WHICH RECORDED PLAT IS INCORPORATED HEREN BY REFERENCE AND MADE A PART OF THE DESCRIPTION. OF THIS DESCRIPTION; SAID PROPERTY BEING KNOWN AS 3747 VALLEY BLUFF LANE, ACCORDING TO THE PRESENT SYSTEM

GWINNETT 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, 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 attorneys

OF NUMBERING PROPERTY

fees. The individual or entity that has full authority to negoti-ate, amend and modify all terms of the mortgage with

FORECLOSURE

the Debtor is: Renasant Bank, 145 Reinhardt College Parkway, Canton, GA, 30114. Please understand that the secured creditor is not required to negotiate, amend, or modify the terms of the mortgage instrument.
Said Property will be sold
as the property of JASON
BELL (Debtor), subject to all
zoning ordinances, matters
which would be disclosed by an accurate survey or by an inspection of the Property; any outstanding taxes, in-cluding but not limited to ad valorem taxes, which consti-tute liens upon said Proper-ty; special assessments; all outstanding bills for public utilities which constitute liens upon said Property; all restrictive covenants, ease-ments, rights-of-way and any other matters of record superior to said Security Deed.

The sale will be conducted subject to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and also subject to the provisions of O.C.G.A. §9-13-172.1 which permits the rescission of judicial and nonjudicial sales in the State of Georgia in limited circumstances. or Georgia in limited circumstances.

Notice has been given of intention to collect attorneys fees in accordance with the terms of the Note secured by said Security Deed. Notice has also been given, in writing and by certified mail, refuge the present requested to the turn receipt requested, to the Borrower, of the name, ad-dress, and telephone num-ber of the individual or entity

The sale will be conducted

to negotiate, amend, and modify all terms of the Security Deed and the Note thereby secured in accordance with O.C.G.A. § 44- 14-162.2 (a).
To the best knowledge and belief of the undersigned, the party in possession of subject Property is Jason Bell or tenant or tenants and the proceeds of said sale will the proceeds or said sale with be applied to the payment of said indebtedness, the ex-pense of said sale, all as provided for in said Security Deed and the undersigned will execute a deed to the purchaser as provided in the

who shall have full authority

THIS LAW FIRM MAY BE ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE RENASANT BANK As Attorney-in-fact for Jason Bell

aforementioned

Security

KIM R. SELLERS Sellers & Description of the Sellers & Sellers

Canton, GA 30114 (770) 924-9366 950 2/8,15,22,29, 2023

NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF GWINNETT Under and by virtue of the power of sale contained with that certain Security Deed dated April 18, 2006, from Jaffar R. Bhatti to Bank of

America, N.A., recorded on April 24, 2006 in Deed Book 46417 at Page 99 Gwinnett County, Georgia records, having been last sold, as-signed, transferred and conveyed to Wells Fargo Bank, National Association, as Trustee for Banc of America Alternative Loan Trust 2006-5 Mortgage Pass-Through Certificates, Series 2006-5 Certificates, Series 2006-5 by Assignment and said Se-curity Deed having been giv-en to secure a note dated April 18, 2006, in the amount of \$191,700.00, and said Note being in default, the undersigned will sell at public outcry during the le-gal hours of sale before the door of the courthouse of Gwinnett County, Georgia. Gwinnett County, Georgia, on March 7, 2023 the following described real property (hereinafter referred to as

the Squot;Property Squot;):
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 34 OF
THE 6TH DISTRICT, OF
GWINNETT COUNTY, GEORGIA, AND BEING LOT 30,
BLOCK A, RECORDED IN
PLAT BOOK 98, PAGE 52 OF
GWINNETT COUNTY, GEORGIA RECORDS. WHICH GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION; BEING IMPROVED PROPERTY KNOWN AS 2730 RUSTICWOOD DRIVE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN GWINNETT COUNTY, GEORGIA. The debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of de-

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 prop-erty, and (c) all matters of record superior to the Deed other possible events of de fault, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. purposes of paying the Se-curity Deed, accrued interest, and all expenses of the sale, including attorneys fees. Notice of intention to The sale will be conducted collect attorneys fees has subject to (1) confirmation that the sale is not prohibitbeen given as provided by law. To the best of the unlaw. To the best of the undersigned's knowledge, the person(s) in possession of the property is/are Jaffar R. Bhatti. The property, being commonly known as 2730 Rusticwood Dr. Snellville, GA, 30078 in Gwinnett County, will be sold as the property of Jaffar R. Bhatti, subject to any outstandin ad

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 nonjudicial sales in the State ject to any outstanding ad of Georgia, the Deed Under Power and other foreclosure valorem taxes (including tax es which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey documents may not be pro-vided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. THI BANK OF NEW YORK MEL and inspection thereof, and BANK OF NEW YORK MEL-LON, FIK/A THE BANK OF NEW YORK, AS SUCCES-SOR IN INTEREST TO JP-MORGAN CHASE BANK, N.A.,FIK/A JPMORGAN CHASE BANK AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECIBITIES all assessments, liens, enall assessments, liens, en-cumbrances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to O.C.G.A.Section 44-14-162.2, the name, ad-dress and telephone number of the individual or entity who shall have the full au-thority to negotiate, amend or modify all terms of the above described mortgage is FOR BEAR STEARNS ASSET BACKED SECURITIES TRUST 2003 SD3, ASSET BACKED CERTIFICATES, SE-RIES 2003 SD3 as Attorney in East for MARCUS P IN ESCUS SDS AS AUTOMOS IN FACT FOR MACUS P BLOCKER. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE DEED FOR THAT above described mortgage is as follows: Nationstar Mortas follows: Nationstar Mort-gage LLC d/b/a Mr. Cooper, 8950 Cypress Waters Blvd, Coppell, TX 75019, 884-480-2432. The foregoing notwithstanding, nothing in 0.C.G.A. Section 44-14-162.2 shall require the se-cured creditor to negotiate, amend or modify the terms of the mortdage instrument. FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000006172621 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398. 950 94094 2/8,15,22,3/1, 2023

of the mortgage instrument. The sale will be conducted

subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the local with the hold.

tus of the loan with the holder of the Security Deed. Albertelli Law Attorney for Wells Fargo Bank, National Association, as Trustee for Banc of America Alternative

Loan Trust 2006-5 Mortgage

Loan Irust 2006-5 Mortgage Pass-Through Certificates, Series 2006-5 as Attorney in Fact for Jaffar R. Bhatti 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242 By: Rohan Rupani For the Firm THIS FIRM IS ACTING AS A DEBT

NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA

Under and by virtue of the Power of Sale contained in a Security Deed given by Ron-dell Branch to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for SunTrust Mortgage, Inc., dated February 28, 2014, and recorded in Deed Book 52833, Page 647, Gwinnett County, Georgia Peoerde, as lett transferred Records, as last transferred

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COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. - 22-008835 A-

950 93634 2/8,15,22,3/1,

Notice of Sale Under Pow-

er. State of Georgia, County of GWINNETT.
Under and by virtue of the
Power of Sale contained in a
Deed to Secure Debt given
by MARCUS P BLOCKER to

HOMEBANC MORTGAGE CORPORATION . dated

CORPORATION dated 05/02/2003, and Recorded on 05/13/2003 as Book No. 32501 and Page No. 0254, GWINNETT County, Georgia records, as last assigned to THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESOR IN INTEREST TO JPMORGAN CHASE BANK

inal principal amount of \$150,250.00, 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 GWINNETT County

ENCE. The debt secured by said Deed to Secure Debt has been and is hereby de-

to the property. SELECT PORTFOLIO SERVICING. PORTFOLIO SERVICING, INC., acting on behalf of and, as necessary, in consultation with THE BANK OF NEW YORK BLLON, F/K/A

SD3 (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, SELECT PORTFOLIO SER-

SELECT PORTFOLIU SEM-VICING, INC. may be con-tacted at: SELECT PORTFO-LIO SERVICING, INC., 3217 S. DECKER LAKE DR., SALT LAKE CITY, UT 84119, 215 LAKE CITY, UT 84119, 2

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 posses-

sion of the subject property

known as 3722 JONATHAN
KNOWN as 3722 JONATHAN
GLEN WAY, SNELLVILLE,
GEORGIA 30039 is/are:
MARCUS P BLOCKER or
tenant/tenants. Said property

will be sold subject to (a

4771326 02/15/2023, 03/01/2023

2023

to Truist Bank, successor by merger to SunTrust Bank by assignment recorded on November 3, 2022 in Book 60290 Page 4 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after- described property to secure a Note in the origito secure a Note in the original principal amount of Two Hundred Sixty-Three Thousand Eight Hundred Twenty-Seven and 0/100 dollars (\$263,827.00), 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, within the legal hours of sale on March legal nours of sale on March 7, 2023, the following de-scribed property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 263, 7TH DIS-TRICT, GWINNETT COUNTY, TRICT, WINNETT COUNTY, GEORGIA, AND BEING LOT 15, BLOCK A, THOMPSON CROSSING, PHASE 1, F.K.A. BOGAN LAKE ESTATES, AS PER PLAT RECORDED IN PLAT BOOK 128, PAGES 30-33, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERICE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY. TPY, STATE TO THE MEDIAN THE MEDIAN TO THE MEDIAN THE MEDIAN TO THE MEDIAN THE MEDIAN TO THE MEDIAN TO THE MEDIAN TO THE MEDIAN TO THE MEDIA R7263-170 The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default

SOR IN INTEREST TO JP-MORGAN CHASE BANK, N.A., F/K/A JPMORGAN CHASE BANK AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES TRUST 2003 SD3, ASSET BACKED CERTIFICATES, SERIES 2003 SD3 (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of failure to pay the indebted-ness as and when due and in the manner provided in the Note and Security Deed. at the GWINNETT COUNTY
Courthouse within the legal
hours of sale on the first
Tuesday in March, 2023, the
following described property: ALL THAT TRACT OR
PARCEL OF LAND LYING
AND BEING IN LAND LOT 4
OF THE STH DISTRICT The debt remaining in de-fault, 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 attorneys fees (notice of intent to collect attorneys fees having been AND BEING IN LAND LOT 4
OF THE 6TH DISTRICT,
GWINNETT COUNTY, GEORGIA, AND BEING LOT 37,
BLOCK A, THE VILLAGE AT
LAUREL FALLS, AS PER
PLAT THEREOF, RECORDED
IN PLAT BOOK 89, PAGE
145, OF THE PUBLIC
RECORDS OF GWINNETT
COUNTY, GEORGIA, WHICH
PLAT IS HEREBY REFERRED TO AND MADE A
PART HEREOF BY REFERED. neys fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not reor the loan (although not required by law to do so) is:
Truist Bank, successor by merger to SunTrust Bank
eventually supported to SunTrust Bank
(800) 443-1032 for Loss
Mitigation Dept, or by writing to 1001 Semmes Avenue. Bichmond Virginia ing to 1001 Semmes Av.
enue, Richmond, Virginia
23224, to discuss possible
alternatives to avoid foreclosure. Said property will be
sold subject to any outstanding ad valorem taxes (inclared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro-vided in the Note and Deed cluding taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an acto 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 in. curate 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 Rondell Branch and Glenda Branch or tenant(s); and said property is more comcurate survey and inspection as provided in the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, NA.F/K/A JPMORGAN CHASE BANK AS TRUSTEE FOR BAR STEARNS ASSET BACKED SECURITIES TRUST 2003 SD3 holds the duly endorsed Note and is the current assignee of the Security Deed to the property. SELECT PORTFOLIO SERVICING, said property is more com-monly known as 2943 Dobbs Court, Buford, GA 30519.
The sale will be conducted subject to (1) confirmation that the sale is not prohibitthat 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. Truist Bank,
successor by merger to
SunTrust Bank as Attorney
in Fact for Rondell Branch.
Brock & Scott, PLLC 4360 NEW YORK MELLON, F/K/A
THE BANK OF NEW YORK,
AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE
BANK, N.A.,F/K/A JPMORGAN CHASE BANK AS
TRUSTEE FOR BEAR
STEARNS ASSET BACKED
SECURITIES TRUST 2003
SD3, ASSET BACKED CERTIFICATES, SERIES 2003
SD3 (the current investor on

Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-22081 950 94080 2/8,15,22,3/1,

2023

POWER STATE OF GEORGIA, COUNTY OF GWINNETT By virtue of a Power of Sale contained in that certain Security Deed from Olivia C. Bryan to Mortgage Electronic Registration Systems, Inc., as Nominee for Loan-Depotcom LLC, dated December 17, 2016 and recorded on January 9, 2017, in the Office of the Clerk of Superior Court of Gwinnett Superior Court of Gwinnett County, Georgia, said Secu-rity Deed having been given to secure a Note of even date, in the original principal amount of Two Hundred Twenty-Five Thousand and 00/100 dollars

(\$225.000.00) with interest thereon as provided therein, as last transferred to Specialized Loan Servicing, LLC, recorded in Deed Book 60291, Page 640, aforesaid records, will be sold at pub-lic outcry to the highest bid-der for cash before the courthouse door of Gwinnett County, Georgia, or at such place as has or may be lawfully designated as an alter-native location, within the le-gal hours of sale on the first Tuesday in March, 2023, all Juesday in March, 2023, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND SITUATED IN GWINNETT COUNTY, GEORGIA AND DESCRIBED AS GIA AND DESCRIBED AS FOLLOWS: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE LAND LOT 214 OF THE THE THE THE THE THE COUNTY, GEORGIA, BEING LOT 45, BLOCK B, MORN-MOVIET BHACKER, BLOCK B, MORN-MOVIET BLOCK B, LINIT

LOT 45, BLOCK B, MORN-INGVIEW, PHASE C- UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 75, PAGE 275, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. Said proper-ty, may more commonly be ty may more commonly be known as 3602 Brookefall Court, Suwanee, GA 30024.
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, nonpayment of the monthly in-stallments 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 Case #: 22-010018-1 sale, including attorneys fees (notice of intent to collect attorneys fees having been given). The individual or entity that has

individual or entity that has full authority to negotiate, amend and modify all terms of the loan is Specialized Loan Servicing LLC, 6200 S. Quebec Street, Greenwood Village, CO. 80111, 800-315-4757. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the unthe 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 asdersigned. The sale will also and payable; d) special assessments; e) the right of redemption of any taxing au-

thority; f) all outstanding bills for public utilities which constitute liens upon said

FORECLOSURE

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 Olivia C. Bryan and or tenant (s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy code and 2) final confirmation and audit of the sta-tus of the loan with the holder of the Security Deed. Spe cialized Loan Servicing LLC calarzed Lodal Servicing Lice as Attorney-in-Fact for Olivia C. Bryan Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Talla-hassee, FL 32312; (850) 422-2520 Ad Run Dates: 02/08/23: 02/22/23; 03/01/23

94223

02/15/23; 2/8,15,22,3/1,2023 Notice of Sale Under Power Georgia, Gwinnett County Under and by virtue of the Power of Sale contained in a Power of Sale contained in a Deed to Secure Debt given by Anthony L. Burton to Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Pine State Mortgage Corporation, dated January 27, 2006, and recorded in Deed Book 46134, Page 559 Gwinnett County, Georgia records, as last transferred to U.S. Bank N.A., as Trustee flylo holders of Structured Asset Mortgage Investments Il Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Trust, Mortgage Pass-Through Certificates, Series 2006-3 hv Acci-2006-3 by Assignment recorded in Deed Book 50538, Page 520, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the orig-inal principal amount of \$171,592.00, 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 Gwinnett County, Georgia, of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in March, 2023, to wit: March 7, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 339 of the 4th District, Gwinnett County, Georgia and being Lot 25, Block A, Ellington Springs, Phase Four, as per plat recorded in Plat Book 109, Pages 42-43, Gwinnett County, Georgia records, which recorded plat is incorwhich recorded plat is incorwhich recorded plat is incor-porated herein by reference for a more complete de-scription of said property. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among oth-er possible events of default, failure to pay the indebted-ness 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 Dead to Scours. vided in the Deed to Secure Debt and by law, including attorneys fees (notice of in-tent to collect attorneys fees having been given). Said having been given). property is comproperty is commonly known as 4824 Michael Jay known as 4824 Michael Jay Street, Snellville, GA 30039, 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): An-

subject property is (are): Anthony L. Burton or tenant or NOTICE OF SALE LINDER tenants. Said property will be sold subject to (a) any be sold subject to (a) any outstanding ad valorem tax-es (including taxes which are a lien, but not yet due and payable), (b) any mat-ters which might be disclosed by an accurate survey and inspection of the prop-erty, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. strictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) 0.C.G.A. Section 9-13-172.1; and (3) final confirmation and outlet of the 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 noniudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be pro-vided 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 1622, the entity that has true authority to negotiate, amend and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc. Attention: Loss Mitigation Department 3217 S. Decker Lake Drive Salt Lake City, Utah 84119 1-888-818-6032 The foregone notwithstanding nothing nothing nothing nothing portions. ing notwithstanding, nothing in OC.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 the secured creditor under the power of sale granted in the aforementioned security instrument granteu in the addrenient specifically being U.S. Bank N.A., as Trustee f/b/o holders of Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2006-3 as attorney in fact for Anthony L. Burton Richard B. Maner, P.C. 180 Interstate N. Parkway, Suite 200 Atlanta, GA 30339 404.252.6385 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE, FC23-014 950 94017 2/8,15,22,3/1, tioned security instrument 950 94017 2/8,15,22,3/1, 2023

> LAMONTE GEORGE BYNUM AND HOLLIE ANNE BYNUM
> NOTICE OF SALE UNDER
> POWER STATE OF GEORGIA COUNTY OF GWINNETT

> Under and by virtue of the power of sale contained in that certain Security Deed, dated May 26, 2021, by La-Monte George Bynum and Hollia Anna Bynum 12. Hollie Anne Bynum to ReadyCap Lending, LLC, recorded on June 4, 2021 in Deed Book 58809, Page 700, Gwinnett County, Georgia records (the Security Deed), and securing a loan given by Bynum Acquisitions LLC to ReadyCap Lending, LLC in the original principal amount of \$590,000.00, there will be sold at a public outcry for cash to the highest bidder before the Courthouse door

during the legal hours of sale on the first Tuesday of March, 2023, by ReadyCap Lending, LLC, as Attorney-Lending, LLC, as Automo, in-Fact for LaMonte George and Hollie Anr Bynum and Hollie Ann Bynum, the following prop-erty to-wit: All that tract or erty to-wit: All that tract or parcel of land lying and being in Land Lot 310 of the 7th District, Gwinnett County, Georgia, being Lot 1, Block A, Royal Oaks Estates Subdivision, Unit I, as per plat recorded in Plat Book 50, Page 159, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a part of this description. Tax ID#: R7310-054 Subject to any Easements or

FORECLOSURE

Subject to any Easements of Restrictions of Record. The indebtedness secured by said Security Deed having been declared due and payable because of, among other possible events of de-fault, failure to pay the in-debtedness secured thereby as and when due, this sale will be made for the purpose of paying the same and all expenses of sale, including attorneys fees (notice of in-tention to collect attorneys fees having been given). Notice has also been given, in writing and by statutory overnight delivery, return receipt requested, of the name, address, and telephone number of the individual or artify who shall have full as entity who shall have full authority to negotiate, amend, and modify all terms of the Security Deed and the loan thereby secured in accordance with O.C.G.A. § 44-14-162.2(a). The property will be sold as the property of the aforesaid grantor sub-ject to the following: all prior restrictive covenants, ease-ments, rights-of-way, security deeds or encumbrances of record, all valid zoning ordinances: matters would be disclosed by an accurate survey of the property or by an inspection of the property: all outstanding the property, an outstanding taxes, assessments, unpaid bills, charges and expenses that are a lien against the property whether due and payable or not yet due and payable. To the best of the prodesignation of the prodesignation of the property of the pr undersigneds knowledge and belief, LaMonte George and belief, LaMonte George Bynum and Hollie Anne Bynum are in possession of the subject property, subject to the rights of any tenants in possession. ReadyCap Lending, LLC as Attorney-in-fact for LaMonte George Bynum and Hollie Anne Bynum Nelson Mullins Rilley & Amno: Scarborough LLP By: & amp; Scarborough LLP By Gregory M. Taube 201 17th Street, N.W., Suite 1700 At-

lanta, Georgia 30363 (404) 322-6000 950- 94199 2/8,15,22,3/1, 2023 NOTICE OF SALE UNDER POWER CONTAINED IN SE-CURITY DEED STATE OF GEORGIA, COUNTY OF

contained in a certain securi ty deed executed by Jose Calderon, hereinafter re-Calderon, hereinafter referred to as Grantor, to Mortgage Electronic Registration Systems, Inc., as nominee for DHI Mortgage Company, Ltd. recorded in Deed Book 56240, beginning at page 48 and as modified at Deed Book 60108, Page 362, of the deed records of the Clerk of the Superior the Clerk of the Superior Court of the aforesaid state 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 under-signed attorney-in-fact for the aforesaid Grantor (which attorney-in- fact is the present holder of said secu-rity 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 2023, all property described in said security deed including but security deed including but not limited to the following described property: All that tract or parcel of land lying and being in Land Lot 132 of the 5th District, Gwinnett County, Georgia, being Lot 99. Block A of Hollowstone 99, Block A of Hollowstone Subdivision, Phase 2B, as per plat recorded in Plat Book 139, Pages 243-255, Gwinnett County, Georgia Records, which plat is incorporated herein by inference and made a part of this de-scription for a more accurate description being controlling, however, the Property is more commonly known as 3178 Shadystone Way, Lo-ganville, GA 30052 Said property will be sold on an as-is basis without any representation, warranty or re-

course 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 (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 assess-ments, liens, encumbrances, zoning ordinances, restric-tions, 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, through its division Midland Mortgage is the en-tity with authority to negotiate, amend and modify terms of the Note and Security Deed, MidFirst Bank through its division Midland Mortgages address is 999 N.W. Grand Blvd., Oklahoma City, OK 73118. MidFirst City, OK 73118. MidFirst Bank, through its division Midland Mortgage may be contacted by telephone at 1-800-552-3000. To the best 800-552-3000. To the best of the undersigned's knowledge and belief, the party in possession of the property is believed to be Calderon, or tenant(s). Mid-First Bank, as Transferee, Assignee, and Secured Creditor As attorney-in-fact for the aforesaid Grantor CB Lethe aroresald Grantor CB Legal, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connector, Suite 350 Atlanta, GA 30342 (770) 392-0041 21-6562 THIS LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR LINDER FED. COLLECTOR, UNDER FED-ERAL LAW. IF SO, ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

2023 TS # 2022-04195 Notice Of Sale Under Power Georgia, Gwinnett County
Under and by virtue of the
Power of Sale contained in that certain Security Deed given by Andrea Claxton and Pearline Claxton, joint ten-ants to Mortgage Electronic Registration Systems, Inc., as Grantor, as nominee for HomeBridge Financial Services, Inc., its successors

950 94064 2/8,15,22,3/1,