FORECLOSURE

attorney's fees (notice of intent to collect attorney's fees having been given). Bank of America, NA holds the duly endorsed Note and is current assignee of the Se-curity Deed to the property. Carrington Mortgage Ser-vices, LLC is the entity with the full authority to negotiate, amend, and modify all

terms of the loan terms of the loan.
Pursuant to O.C.G.A. §4414-162.2, Carrington Mortgage Services, LLC may be
contacted at: 1-800-7909502 or by writing to 1600
South Douglass Road, Suite
110 and 200-A, Anaheim, CA
92806-5951.
Please note that pursuant

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 **603 JOCKEY** LANE, AUBURN, GA 30011 is/are: Kerri Leshan Garcia or tenant/tenants. Said property will be sold subject to (a) any outstanding ad val-orem 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.

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 confir-mation and audit of the sta-tus of the loan with the hold-

er of the security deed.
Pursuant to O.C.G.A. §913-172.1, 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. Bank of America, NA as At-

torney in Fact for Elder Gar-cia, A/K/A Elder Lisardo Garcia and Kerri Leshan Garcia.

Any information obtained on this matter may be used lect the debt. Bell Carringtor Price & Gregg, LLC, 339 Heyward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File: 22-53133 950-93276 2/1 8 15 22 3/1/2023

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by STEPHANIE TRANG UNG to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR RE NASANT BANK in the original principal amount of \$119,937.00 dated August 25, 2016 and recorded Deed Book 54540, Page 1 Gwinnett Count 795, GWINNETT COUNTY records, said Security Deed being last transferred to RE-NASANT BANK in Deed Book 59977, Page 1, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Court-house door in said County, or at such other place as lawfully designated, within

lawfully designated, within the legal hours of sale, on March 07, 2023, the property in said Security Deed and described as follows:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 181 OF NETT COUNTY, GEORGIA, BEING LOT 42, BLOCK A, PLAT OF ROLLING RIDGE, PHASE IV, UNIT III, NORTH-PHASE IV, UNIT III, NORTH-WOOD PUD, PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 150, GWEINNETT COUNTY RECORDS, WHICH PLAT IS MADE A PART HEREOF BY REFERENCE AND BEING MORE PARTICULARLY DE-SCRIBED AS FOLLOWS* BEGINNING AT A POINT ON THE NORTHWESTERLY SIDE OF ROLLING RIDGE ROAD 171.30 FEET
NORTHERLY AND NORTHEASTERLY AS MEASURED
ALONG THE WESTERLY
AND NORTHWESTERLY
AND NORTHWESTERLY AND NORTHWESTERLI SIDE OF ROLLING RIDGE FROM THE CORNER
FORMED BY THE INTERSECTION OF THE WESTERLY SIDE OF RILLING RIDGE
ROAD WITH THE NORTHER-LY SIDE OF ROLLING RIDGE SAID BEGINNING POINT BEING AT THE LINE
DIVIDING LOT 42 AND 43
OF SAID BLOCK AND SUBDIVISION; RUNNING
THENCE NORTHEASTERLY INCRUME NORTHEASTERLY
ALONG THE NORTHWESTERLY SIDE OF ROLLING
RIDGE ROAD; SEVENTY
(70) FEET TO AN IRON PIN
AND LOT 41 OF SAID
BLOCK AND SUBDIVISION,
RUMBING TURNER NORTH RUNNNG THENCE NORTH-WESTERLY ALONG THE SOUTHWESTERLY TINE OF SAID LOT 41, ONE HUN-DRED TWENTY-FIVE (125) FEET TO AN IRON PIN; RUNNING THENCE SOUTH-WESTERLY SEVENTY (70) FEET TO AN IRON PIN AND LOT 43 OF SID BLOCK SUB-LOI 43 OF SID BLOCK SUB-DIVISION, RUNNING THENCE SOUTHEASTERLY ALONG THE NORTHEAST-ERLY LINE OF SAID LOT 43, ONE HUNDRED TWENTY-FIVE (125) FEET TO A POINT ON THE NORTHWESTERLY SIDE OF ROLLING RIDGE POAD AND THE POINT OF ROAD AND THE POINT OF

BEGINNING.
Said property being known
as: 3439 ROLLING RIDGE ROAD LAWRENCEVILLE, GA To the best of the under-

signeds knowledge, the party or parties in possession of said property is/are STEPHANIE TRANG UNG 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 de fault, failure to pay the in-debtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will made for the purpose of paying the same and all ex-penses of sale, including at-torneys fees (notice of intent to collect attorneys fees having been given).

ing 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 provible). (2) the due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be dis-closed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances. restric

FORECLOSURE

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) fi-

nal confirmation and audit of the status of the loan with the holder of the Security name, address,

telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as fol-

Cenlar Federal Savings

Bank
425 Phillips Boulevard
Ewing, NJ 08618
Phone: 609-883-3900
Note that pursuant to
0.C.G.A. § 44-14-162.2, the
above individual or entity is above individual or entity is not required by law to nego-tiate, amend, or modify the terms of the mortgage. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION DETAILING MAY JUST OBTAINED MAY BE USED FOR THAT PURPOSE.

RENASANT BANK as Attorney-in-Fact for STEPHANIE TRANG UNG Robertson Anschutz Schneid, Crane & Partners,

10700 Abbotts Bridge Road Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 23-092654 -

950-93037 02/08/2023 02/15/2023, 03/01/2023. 02/22/2023,

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Cheryl Byer to Mortgage Electronic Registration Sys-Electronic Registration Systems, Inc., as grantee, as nominee for Opteum Financial Services, LLC, its successors and assigns, dated August 31, 2006, recorded in Deed Book 46985, Page 436, Gwinnett County, Georgia Decade as lateratives and succession of the county of t gia Records, as last trans-ferred to MEB Loan Trust VI, U.S. Bank National Associa-tion, not in its individual capacity but solely as trustee by assignment recorded in Deed Book 60372, Page 500, Gwinnett County, Georgia Gwinnett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original principal amount of THIRTY-NINE THOUSAND SEVEN HUNDRED FIFTY AND 0/100 DOLLARS (\$39,750.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash be-fore the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alter-native, 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 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 sudin to U.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 spection 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 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 abovenamed or the undersigned.

MEB Loan Trust VI, U.S.

Bank National Association, balik Nationial Association, not in its individual capacity but solely as trustee 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: Specialized Loan Servicing LLC. 6200 S. Quebec St.. Suite 300, Greenwood Village, CO 80111, 800-306-

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 Cheryl Byer or a tenant or tenants and or a teriant or teriants and said property is more commonly known as 2650 Gadsen Walk, Duluth, Georgia 30097. Should a conflict arise between the property

address and the legal scription the legal description will control.

The sale will be conducted

subject (1) to confirmation that the sale is not prohibit-ed 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. MEB Loan Trust VI, U.S. Bank National Association not in its individual capacity but solely as trustee

as Attorney in Fact for Cheryl Byer 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 121 OF THE 7TH DISTRICT, GWIN NETT COUNTY, GEORGIA, BEING LOT 74, BLOCK A, CHARLESTON ROW TOWN-CHARLESION ROW IOWN-HOMES, AS PER PLAT RECORDED IN PLAT BOOK 98, PAGES 102-103, GWIN-NETT COUNTY RECORDS, SAID PLAT BEING INCOR-PORATED HEREIN BY REF-PERMOR THEFETO. ERENCE THERETO. ENENUE IHERE IO.
SUBJECT TO THAT SECURITY DEED FROM CHERYL
BYER TO MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC., AS

SYSTEMS, INC., AS
GRANTEE, AS NOMINEE
FOR OPTEUM FINANCIAL
SERVICES, LLC, ITS SUCCESSORS AND ASSIGNS,
RECORDED SEPTEMBER 7,
2006, IN DEED BOOK 46985,
AGE 414 GWIMMETT AUE 414, COUNTY, BECOS GWINNETT GEORGIA

RECORDS.
The right, if any, of The United States of America to redeem said land within 120 days from the date of the foreclosure sale held on

FORECLOSURE

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, 02/15/2023, 03/01/2023.

Notice of Sale Under Pow-State of Georgia, County of

DeKalb
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-Bridge Financial Services, Inc. DBA Real Estate Mort-Inc. DBA Real Estate Morragage 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 described property to secure a Note of even date in the 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 undersing the sold by the sold by the sold by the sold by the undersing the sold by the undersing the sold by the undersing the sold by th dersigned at public outcry to the highest bidder for cash at the DeKalb County Court-house within the legal hours 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 about parts recorded. as shown on plat recorded in Plat Book 202, Pages 43-51, DeKalb County, Georgia Records, which plat is incor-porated herein for a more complete and accurate de-

complete and accurate description.

Tax ID: 16-174-02-020

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible 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, as provided in the Security as provided in the Security beed and by law, including attorney's fees (notice of in-tent to collect attorney's fee having been given). Carring-ton Mortgage Services, LLC holds the duly endorsed Note and is the current as-signee of the Security Deed to the property. Carrington Mortgage Services, LLC is the entity with the full au-thority to negotiate, amend, and modify all terms of the

loan.
Pursuant to O.C.G.A. §4414-162.2, Carrington Mortgage Services, LLC may be
contacted at: 1-800-7909502 or by writing to 1600
South Douglass Road, Suite
110 and 200-1, Anaheim, CA
92806-5951.

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) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be displaced by an accurate survivo. closed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Secu-rity Deed first set out above, including, but not limited to, assessments, liens, encum-

brances, zoning ordinances, easements, restrictions, covenants, etc. Be advised that said property will be sold subject to the redemption rights of the United 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. Bankrupt-cy Code; and (2) final confirmation and audit of the status of the loan with the holdbrances, zoning ordinances.

tus 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 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 pre-ceding paragraph.
Funds used at sale shall be in certified funds and payable to Bell Carrington Price & Gregg, LLC.
Carrington Mortgage Services, LLC as Attorney in Fact for Gary B. Oliver II. Any information obtained on this matter may be used

bit his finater 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: 23-40127 950-93260 2/1 8 15 22 3/1 8 15 22 29 2023

NOTICE OF SALE UNDER POWER GEORGIA, COUNTY GWINNETT 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, Page 501, Gwinnett County, Georgic Decards as the state of the success of 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 recorded in Deed Book 51499, Page 140, Gwinnett County, Georgia Records, conveying the after-de-scribed property to secure a Note in the original principal amount of ONE HUNDRED SEVENTY-SIX THOUSAND EIGHT HUNDRED 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 local haves of cale 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 because of, among other possible events of default, failure to pay the indebtedness as and when due and in the

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manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the the party in possession of the property is Bianca Nilki Douglas or a tenant or tenants and said property 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 0.C.G.A. § 13-1-11 baying hear given) more commonly 2284 Centenary Main St, Dacula, Georgia 30019. Should a conflict arise between the property address and the legal description the 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. Guild Mortgage Company. 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 in-spection of the property, any assessments, liens, encum-Guild Mortgage Company, as Attorney in Fact for assessments, liens, encombrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Securitilose 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 abovenamed or the undersigned.

Wilmington Trust, National successor **FXHIBIT A** GWINNETT COUNTY, GEOR-GIA, AND BEING LOT 51, BLOCK B, LINDENWOOD SUBDIVISION, UNIT FOUR, AS SHOWN ON FINAL PLAT PREPARED BY RINGO ABERNATHY & ASSO-CIATES, DATED 04/28/2016 AND RECORDED 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 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,

thority 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 modi-fy the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is Carmetta Willis and Estate of Carmetta Willis or a tenant or tenants and said property is more commonly known as 4378 commonly known as 4378

Ash Tree Street, Snellville,
Georgia 30039. Should a
conflict arise between the
property address and the legal description the legal de-

scription will control. The sale will be conducted 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. Wilmington Trust, National Association, successor trustee to Citibank, N.A., as Trustee for the Bear Stearns

trustee to Citibank, N.A., as Frustee 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 CA 30076

Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

EXHIBIT A
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND 339, OF THE
4TH DISTRICT, GWINNETT
COUNTY, GEORGIA, AND
BEING LOT 22, BLOCK C,
ELLINGTON SPRINGS,
DHASE THREE AS DER BEING LOT 2, BLOUGK, PHASE THREE, AS PER PLAT RECORDED IN PLAT BOOK 106, PAGES 113 AND 114, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY. MR/chr 37/7/23 Our file no. 5174815 – FT1 92715/2023, 02/15/2023, 02/21/2023, 02/21/2023, 02/21/2023, 02/21/5/2023, 02/21/5/2023, PAGE PRAGE ASPENDING SPRING SPRI

02/08/2023, 02/22/2023, 03/01/2023

NOTICE OF SALE UNDER **POWER** 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 Sys-tems Inc. as nomines for Guild Mortgage Company, a California Corporation. California Corporation, its successors and assigns, dated September 9, 2016, recorded in Deed Book 54582, Page 171, Gwinnett County, Georgia Records and as modified by that certain Loan Modification

tain Loan Modification
Agreement recorded in Deed
Book 58487, Page 51, Gwinnett County, Georgia
Records, as last transferred
to Guild Mortgage Company,
a California Corporation by
assignment recorded in
Deed Book 55576, Page 310,
Gwinnett County, Georgia
Records, conveying the after-described property to se-Records, conveying the arter-described property to secure a Note in the original principal amount of TWO HUNDRED TWO THOUSAND FOUR HUNDRED SEVENTY-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 Country, Georgia, or at such 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 March, 2023, the following described property:

described property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A PART 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 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

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 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 abovean accurate survey and inrecourse against the above-named or the undersigned. Guild Mortgage Company, LLC is the holder of the Se-curity 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: Guild Mortgage Company LLC, PO BOX 85304, San Diego, CA 92186, 800-365-

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

Bianca Nilki Douglas McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 275 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEOR-

CIATES, DATED 04/28/2016
AND RECORDED
5/03/2016 IN PLAT BOOK
136 PAGE 37, RECORDS OF
GWINNETT COUNTY, GEORGIA, WHICH PLAT IS INCORPORATED HEREIN BY
REFERENCE FOR A MORE
COMPLETE DESCRIPTION.
SUBJECT PROPERTY BEING KNOWN AS 2284 CENTENARY MAIN STREET AGCORDING TO THE PRESENT CORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA. GWINNETT COUNTY PAR-CEL NO.: R5275 173 MD (272.672)

Our file no. 5396817 FT17 950-92977 02/08/2023, 02/15/2023, 03/01/2023. 02/22/2023,

MR/mac 3/7/23

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Because of a default und the terms of the Secul Deed executed by **Dixi** Belen, married woman to

Mortgage Electronic Regis-tration Systems Inc. Mortgage Electronic Registration Systems, Inc., ("MERS"), solely as nominee for 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, and Securical Page 18, page 328, Gwinnett State County Records, and Securical Page 18, page 328, Gwinnett State Page 328, Gwinnett S County Records, said Security 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-suant to the power of sale contained in said Deed, will 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 LVING 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

PORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Said property is known as 2171 Wildcat Cliffs Lane, Lawrenceville, GA 30043, together with all intures and perconal property.

fixtures and personal prop

erty attached to and consti-tuting a part of said proper-ty, if any. Said property will be sold subject to any 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 ac-

curate survey and inspection

of the property, any assess-ments, liens, encumbrances, zoning ordinances, restric-

covenants, and mat

tions, 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

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 be in the possession of Dixi

Y. Belen, successor in inter-

Y. Belen, successor in interest or tenant(s). Lakeview Loan Servicing LLC as Attorney-in- Fact for Dixi Y. Belen, married woman File no. 22-079810 LOGS LEGAL GROUP LLP* Attorneys and Counselors 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 DEBT COLLECTOR. ANY IN-

DEBT COLLECTOR, ANY IN-

ONE, AS PER PLAT RECORDED IN PLAT BOOK RENASANT BANK As Attorney-in-fact for Jason Bell 89, PAGES 67-68, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCOR-

KIM R. SELLERS Sellers & Dellers & Sellers & Seller 115 Woodland Way, Suite Canton, GA 30114

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

HOMBEANC MUHIGAGE
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 SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK
NA., F/K/A JPMORGAN
CHASE BANK AS TRUSTEE
FOR BEAR STEARNS ASSET
BACKED SECURITIES BACKED SECURITIES TRUST 2003 SD3, ASSET BACKED CERTIFICATES, SE-RIES 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 \$150,250.00, with interest at the other conditions to the other conditions are considered the other conditions. \$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 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 6TH DISTRICT, OF THE 6TH DISTRICT, GWINNETT COUNTY, GEOR-OF THE OTH DISTRICT, 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 REFERCE. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events clared 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 left remains in default this

to the property. SELECT PORTFOLIO SERVICING.

PORTIOLIO SERVICINO, INC., acting on behalf of and, as necessary, in consultation with THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS SUCCESSOR IN INTER-

EST TO JPMORGAN CHASE

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

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

NOTICE OF SALE

PURPOSE 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
interval of the property of the 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 unpaid balance until paid, there will be sold by the unpaid descinated at public outcome. there will be sold by the un-dersigned at public outcry to the highest bidder for cash before the Courthouse door at Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in March, 2023 the following described property: described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 336 OF

THE 4 th DISTRICT OF GWINNETT COUNTY, GEOR-GIA, BEING LOT 71, BLOCK

FORECLOSURE **FORECLOSURE**

A, OF WOODGATE HILLS, AS PER PLAT RECORDED IN PLAT BOOK 113, PAGES 268-270, REVISED IN PLAT BOOK 126, PAGES 41-43, GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH RECORDED PLAT IS INCOR-PORATED HEREN BY REF-ERENCE AND MADE A PART THIS DESCRIPTION SAID PROPERTY KNOWN AS **3747 VALLEY**BLUFF LANE, ACCORDING
TO THE PRESENT SYSTEM
OF NUMBERING PROPERTY 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 de-fault, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys

has full authority to negoti-ate, amend and modify all terms of the mortgage with the Debtor is: Renasant Bank, 145 Reinhardt College Parkway, Canton, GA, Parkway, Canton, GA, 30114. Please understand that the secured creditor is 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, inany 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 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.

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, refurn regulit requested to the turn receipt requested, to the Borrower, of the name, address, and telephone number of the individual or entity who shall have full authority 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 be applied to the payment of said indebtedness, the expense 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 aforementioned Security

THIS LAW FIRM MAY BE ATTEMPTING TO COLLECT
A DEBT. ANY INFORMATION
OBTAINED WILL BE USED
FOR THAT PURPOSE.

Notice of Sale Under Pow-State of Georgia, County

Hundred Sixty-Three Thou-sand Eight Hundred Twenty-Sand 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 outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on March 7, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 263, 7TH DISTRICT, GWINNETT 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 REFER-WHICH PLAT IS INCORPO-RATED HEREIN BY REFER-ENCE FOR A MORE COM-PLETE DESCRIPTION OF SAID PROPERTY. TPN; R7263-170 The debt secured by said Security Deed has been and is bereby 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 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 (no-tice of intent to collect attor-neys fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not re-quired by law to do so) is: Truist Bank, successor by merger to SunTrust Bank they can be contacted at (800) 443-1032 for Loss Mitigation Dept, or by writ-ing to 1001 Semmes Av-enue, Richmond, Virginia 23224, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), any matters which debt remains in default, this might be disclosed by an ac-curate survey and inspection of the property, any assess-ments, liens, encumbrances, zoning ordinances, restricsale 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 attortions, covenants, and mat tons, coverlains, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the parter by is Boosesting of the property is Booses tice of intent to collect attorneys fees having been given). THE BANK OF 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 CHASE SECURITIES TRUST 2003 SD3, ASSET BACKED SECURITIES, SERIES 2003 SD3 holds the duly endorsed Note and is the current assignee of the Security Deed to the property. SELECT sion of the property is Ron-dell Branch and Glenda dell Branch and Glenda Branch or tenant(s); and said property is more commonly known as 2943 Dobbs Court, Buford, GA 30519. 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

tion 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 East for Readel!

in Fact for Rondell Branch

Brock & Scott, PLLC 4360

FORECLOSURE

BANK, N.A.,F/K/A JPMOR-GAN CHASE BANK AS TRUSTEE FOR BEAR STEARNS ASSET BACKED Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: SECURITIES TRUST 2003 SD3, ASSET BACKED CER-TIFICATES, SERIES 2003 SD3 (the current investor on

950 94080 2/8,15,22,3/1,

NOTICE OF SALE UNDER 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 0.C.G.A. § 44 14 162.2, SELECT PORTFOLIO SERVICING, INC. may be contacted at: SELECT PORTFOLIO SERVICING, INC, 3217 S. DECKER LAKE DR., SALT LAKE CITY, UT 84119, 215 347 2074. Please note that, pursuant to 0.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or POWER STATE OF GEORGIA. COUNTY OF GWINNETT

By virtue of a Power of Sale contained in that certain Security Deed from Olivia C. curity Deed from Olivia C.
Bryan to Mortgage Electronic Registration Systems,
Inc., as Nominee for LoanDepotcom LLC, dated December 17, 2016 and recorded on January 9, 2017 in Deed Book 54858, Page 1, in the Office of the Clerk of Superior Court of Gwinnett County. Georgia, said Secu-County, Georgia, said Security Deed having been given secure a Note of even 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

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 3722 JONATHAN GLEN WAY, SNELLVILLE, GEORGIA 30039 is/are: MARCUS P BLOCKER or MARCUS P BLOCKER or will be sold subject to (a) thereon as provided therein. as last transferred to Spe-cialized 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 each before the tenantrenants. 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 propder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as has or may be law-fully designated as an alterand inspection of the prop-erty, and (c) all matters of record superior to the Deed to Secure Debt first set out native location, within the legal hours of sale on the first Tuesday in March, 2023, all property described in said Security Deed including but to secure Debt Irist 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 LLS appropriate. not limited to the following described property: ALL described property: ALL THAT TRACT OR PARCEL IHAI IHACI ON PARCEI
OF LAND SITUATED IN
GWINNETT COUNTY, GEORGIA AND DESCRIBED AS
FOLLOWS: ALL THAT
TRACT OR PARCEL OF
LAND LYING AND BEING THE ed under the U.S. Bankrupt cy Code; and (2) final confirmation and audit of the status of the loan with the LAND LYING AND BEING IN
THE LAND LOT 214 OF THE
7TH DISTRICT, GWINNETT
COUNTY, GEORGIA, BEING
LOT 45, BLOCK B, MORNINGVIEW, PHASE C- UNIT
TWO, AS PER PLAT
RECORDED IN PLAT BOOK
75, PAGE 275, GWINNETT
COUNTY, GEORGIA
RECORDS, WHICH PLAT IS
INCORPORATED HERRIN BY
REFERENCE AND MADE A 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 Generic, the Deed Under 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 REFERENCE AND MADE A loan as provided in the pre-

BANK OF NEW YORK MEL-LON, FA/KA THE BANK OF NEW YORK, AS SUCCES-SOR IN INTEREST TO JP-MORGAN CHASE BANK, N.A.,FA/KA JPMORGAN CHASE BANK AS TRUSTEE CORDER OF TERROR SECT FOR BEAR STEARNS ASSET BACKED SECURITIES TRUST 2003 SD3, ASSET BACKED CERTIFICATES, SE-BACKED CERTIFICATES, SERIES 2003 SD3 as Attorney in Fact for MARCUS P BLOCKER. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION 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

ceding paragraph. THE BANK OF NEW YORK MEL

NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY,

#: 22-010018-1 sale, including attorneys fees (notice of intent to collect attorneys fees having been given). The 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 be sold on an as-is basis without any representation, warranty or recourse against the above-named or the un-dersigned. The sale will also be subject to the following items which may affect the 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 Sys-tems, Inc., as grantee, as nominee for SunTrust Mort-name Inc dated Eabyrany title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outof the property; c) any out-standing ad valorem taxes, including taxes, which con-stitute liens upon said prop-erty whether or not now due and payable; d) special as-sessments; e) the right of re-demption of any taxing au-thority; f) all outstanding bills for public utilities which constitute liens upon said gage, Inc., dated February 28, 2014, and recorded in Deed Book 52833, Page 647, Gwinnett County, Georgia Records, as last transferred 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 Courts of Children Courts of constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other Court of Gwinnett County, matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, Georgia Records, conveying the after- described property to secure a Note in the original the owners and party in pos session 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. Bankruptcy code and 2) final confirmation mation and audit of the status of the loan with the holdtus of the loan with the holder of the Security Deed. Specialized Loan Servicing LLC as Attorney-in-Fact for Olivia C. Bryan Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee. FL 32312; (850) 422-2520 Ad Run Dates: 02/08/23; 02/15/23; 03/01/23 02/08/23; 03/01/23 94223 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 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 cash to the highest bidder before the Courthouse door of Gwinnett County, Georgia, during the legal hours of sale on the first Tuesday of March, 2023, by ReadyCap Lending, LLC, as Attorney-in-Fact for LaMonte George Bynum and Hollie Ann Bynum the following prop-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 Subject to any Easements or Restrictions of Record. The indebtedness secured by said Security Deed having been declared due and payable because of, among their people of the security of 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 expenses of sale, including attorneys fees (notice of intention 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 entity who shall have full au-

entity who shall have full au-

thority 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

ments, rights-of-way, securi ty deeds or encumbrances of record, all valid zoning or-dinances; matters which would be disclosed by an accurate survey of the property or by an inspection of the property; all 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 payable. To such undersigneds knowledge and belief, LaMonte George Hollie Anne 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 Riley & amp: Scarborough LLP By Gregory M. Taube 201 17th Street, N.W., Suite 1700 At-

FORECLOSURE

950- 94199 2/8,15,22,3/1 2023 NOTICE OF SALE UNDER POWER CONTAINED IN SE-CURITY DEED STATE OF

lanta, Georgia 30363 (404) 322-6000

GEORGIA. COUNTY Gwinnett
Pursuant to a power of sale contained in a certain security deed executed by Jose 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 deed executed by Jose at page 48 and as modified at Deed Book 60108, Page 362, 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 under-signed attorney-in-fact for the aforesaid Grantor (which attorney-in- fact 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 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 PART HEREOF. Said property may more commonly be known as **3602 Brookefal** 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, non-payment of the monthly installments on said learn. The 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 Subdivision, Phase 2B, as per plat recorded in Plat Book 139, Pages 243- 255, Gwinnett County, Georgia Records, which plat is incorrected. 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, includporated herein by inference and made a part of this de-scription for a more accurate description. Said legal de-scription being controlling, however, the Property is more commonly known as: 3178 Shadystone Way, Loganville, GA 30052 Said property will be sold on an as-is basis without any rep resentation, 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 the terms of the N rity Deed MidFirst through its division Midland Mortgages address N.W. Grand Blvd., Okl City, OK 73118. N through its division Midland Mortgage 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 less as 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 GB 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 LIMBER ECO

COLLECTOR, UNDER FED-ERAL LAW. IF SO, ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT 950 94064 2/8,15,22,3/1. 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

vices, Inc., its successors and assigns, dated 9724/2018, and recorded on 10/2/2018. in Instrument No.: 18D006814, Deed Book 56179, Page 00367, Gwinnett County, Georgia records, as last assigned to Freedom Mortgage Corporation by assignment recorded on 11/15/2022 in Instrument No.: 22D110827 Deed Book No.: 22D110827 Deed Book 60306, Page 00487 along with Corrective Assignment recorded on 01/09/2023 in Instrument No.: 23D001574 Deed Book 60389, Page 00549. The subject Security Deed was modified by Loan Modification recorded as Instrument 22D086313 Deed Book 60150 Page 00071 and recorded on 08/18/2022, conveying the after-described property to secure a 22D110827 Deed Book scribed property to secure a Note in the original prince amount of \$278,604.00, with interest thereon as provided for therein, there will be sold at public outcry to the high est bidder for cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on 3/7/2023, the following on 3/1/2023, the following described property: All That Tract Or Parcel Of Land Lying And Being In Land Lots 161 And 192 Of The 5th District, Gwinnett County, Georgia Being Lot 220 Of Laurel Mist Subdivision, Phase 2, Li Unit 2. As Per Plat Recorded In Plat Book 141, Pages 129-131, Gwinnet County, Georgia Records, Which Recorded Plat Is Incorporated Herein By Reference And Made A Part Of This Description. Said property is commonly known as 709 Lilac Mist Drive Loganville, GA 30052 The indebtedness secured by said Security Deed has been and is hereby