

FORECLOSURE

and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) O.C.G.A. Section 9-13-172.1; and (3) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and 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. Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc. Attention: Loss Mitigation Department 3217 S. Decker Lake Drive Salt Lake City, Utah 84119 1-888-818-6032. The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend or modify the terms of the Deed to Secure Debt described herein. This sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being U.S. Bank National Association, not in its individual capacity but solely as indenture trustee, for the holders of the CIM Trust 2020-R3, Mortgage-Backed Notes, Series 2020-R3 as attorney in fact for Kenneth E. Washington and Stephanie E. Washington, 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. FC21-19 950 99323 4/5,12,19,26, 2023

Notice of Sale Under Power STATE OF GEORGIA, County of Gwinnett

Under and by virtue of the Power of Sale contained in a Security Deed given by Grant Wiley, Jr. to Mortgage Electronic Registration Systems, Inc., as nominee for Suntrust Mortgage, Inc. (the Secured Creditor), dated October 16, 2008, and recorded on October 20, 2008 as Book No. 43127 and Page No. 211, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$193,333.00, 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 Gwinnett County, Georgia Records, 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 May, 2023, all property described in said Security Deed including but not limited to the following described property: All that tract or parcel of land lying and being in Land Lot 109 of the 5th Land District, Gwinnett County, City of Lawrenceville, Georgia, being Lot 5, Highgate Subdivision, on plat of said subdivision recorded in Gwinnett County, Georgia plat records at Plat Book 108, page 224, which plat is incorporated herein by reference for a more complete description. Together with a one thirty-sixth (1/36th) undivided interest in that area shown as open space on the within stated subdivision. Tax ID: R5109 529 The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Carrington 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 negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. §44-14-162.2, Carrington Mortgage Services, LLC may be contacted at: 1-800-790-9502 or by writing to 1600 South Douglas 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 possession of the subject property known as 1128 GATEVIEW DRIVE, LAWRENCEVILLE, GA 30046 is/are: Grant Wiley, Jr. and Herminia P. Wiley or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Security Deed first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. §9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Funds used at sale shall be in certified funds and payable to Bell Carrington Price & Gregg, LLC. Carrington Mortgage Services, LLC as Attorney in Fact for Grant Wiley, Jr. Any information obtained on this mat-

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ter 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: 23-40871 950 98593 3/29,4/5,12,19,26, 2023

NOTICE OF SALE UNDER POWER STATE OF GEORGIA, GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from HERMANE WILLIAMS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR OAKTREE FUNDING CORP. dated October 8, 2021, recorded October 27, 2021, in Deed Book 59338, Page 00834, Gwinnett County, Georgia records, said Security Deed having been given to secure a Note of even date in the original principal amount of Seven Hundred Eighty Thousand Three Hundred and 00/100 dollars (\$780,300.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Citibank, N.A., not in its individual capacity but solely as trustee of COLT 2022-2 Trust, there will be sold 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 May, 2023, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 3 OF THE 3RD DISTRICT, GMD 1749 OF GWINNETT COUNTY, GEORGIA, BEING LOT 167 BLOCK A OF STONEWATER CREEK, PHASE AS PER PLAT RECORDED IN PLAT BOOK 122, PAGE 13, ET. SEQ. GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Said legal description being controlling, however the property is more commonly known as 2021 SKYBROOKE COURT, HOSCHTON, GA 30548. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants; and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is HERMANE WILLIAMS, or tenants(s). The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Select Portfolio Servicing, Inc., Loss Mitigation Dept., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, Telephone Number: 888-818-6032. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF COLT 2022-2 TRUST as Attorney in Fact for HERMANE WILLIAMS THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR. UNDER FEDERAL LAW, IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. SPS-22-06428-2 Ad Run Dates 04/05/2023, 04/12/2023, 04/19/2023, 04/26/2023 rlselaw.com/property-listing 950 97835 4/5,12,19,26, 2023

NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF GWINNETT

By virtue of a Power of Sale contained in that certain Security Deed from Robert T. Wright and Stacy S. Wright to Mortgage Electronic Registration Systems, Inc., solely as nominee for Sterling Capital Mortgage Company, dated May 20, 2003 and recorded on June 2, 2003 in Deed Book 32858, Page 0066, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Two Hundred Twenty-Seven Thousand Eight Hundred Seventy and 00/100 dollars (\$227,870.00) with interest thereon as provided therein, as last transferred to MCLP Asset Company, Inc., recorded in Deed Book 59771, Page 759, aforesaid records, 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 has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in May, 2023, all property described in said Security Deed including but not limited to the following described property: All that tract or parcel of land lying and being in Land Lot 304 of the 6th District, of Gwinnett County, Georgia, and being more particularly described as Lot 6, Block C, Unit 1, Peachtree Forrest, as per plat recorded in Plat Book 23, Page 230, Gwinnett County, Georgia Records, which plat is incorporated herein by reference, being property known as 6206 Courtside Drive, Norcross, Georgia 30092 according to the present system of numbering properties in said county. Said property may be more commonly known as 6206 Courtside Drive, Norcross, GA 30092. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including 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 MCLP Asset Company, Inc., Selene Finance LP 3501 Olympus Boulevard 5th Floor, Suite 500 Dallas, TX 75019. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said restrictive 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 Robert T. Wright and Stacy S. Wright and or tenant(s). The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. MCLP Asset Company, Inc. as Attorney-in-Fact for

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TAIN, GA 30087. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants; and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is CHARLES WOLFE, or tenants(s). The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Carrington Mortgage Services, LLC, Loss Mitigation Dept., 1600 South Douglas Road Suite 200A, Anaheim, CA 92806 Telephone Number: (877) 813-0992 Case No. CMS-22-02398-2 Ad Run Dates 03/08/2023, 04/05/2023, 04/12/2023, 04/19/2023, 04/26/2023 rlselaw.com/property-listing 950 96912 3/8,4/5,12,19, 26, 2023

NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF GWINNETT

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Robert T. Wright and Stacy S. Wright Contact: Padgett Law Group, 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 Ad Run Dates: 04/05/23; 04/12/23; 04/19/23; 04/26/23 950-99722 4/5,12,19,26, 2023

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Gwinnett Daily Post

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GCPS to hire more than 30 teachers

By KEITH FARNER
keith.farner@gwinnettdailypost.com

SUWANEE — A spike in enrollment has caused Gwinnett County Public Schools to hang the help wanted sign.

After the post-Labor Day enrollment count was 1.22 percent over district projections, district officials said on Thursday that they would post 35 to 40 new teaching positions available immediately. Frances Davis, chief of human resources, told the Gwinnett County Board of Education members that the district has made 976 new teacher hires, 453 rehires and 86 rehired retirees for the new school year.

The current enrollment stands at 168,696.

The largest schools in the county are Mill Creek High (3,721 students), Hull Middle (2,290 students) and Nesbit Elementary (1,948 students).

"We don't make adjustments in staff until we have all of these counts completed," Davis said.

There are 10 current vacancies; three each at the elementary and middle school levels, and four at the high school levels.

Davis also said the district no longer has the option of Cigna or United Healthcare for a health care coverage provider, and would instead use Blue Cross Blue Shield of Georgia. Employees would no longer have an HMO, but be under a health reimbursement arrangement, Davis said.

BCBS offers three levels of coverage, bronze, silver and gold, Davis said. The bronze would decrease the premium based on current coverage, the silver could increase or decrease and the gold would increase across the board.

"We're paying for more, and probably getting somewhat less," Davis said.

See GCPS, Page 2A

Rehab center

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