9066

ty proposed for annexation and rezoning is contiguous to the present corporate limits of the City of Buford and is more particularly described in Exhibit A attached hereto. The City of Buford Planning Commission will hold a public hearing and make recommendation on such application for annexation and rezoning on May 9, application for annexation and rezoning on May 9, 2023, at 7:00 pm, Buford City Hall, 2300 Buford Highway, Buford, Gwinnett County, Georgia 30518. The Buford City Commission will hold a public hearing to discuss and pass upon the proposed applications for annexation and rezoning on Monday.

applications for annexation and rezoning on Monday, June 5, 2023 at 7:00pm, Buford City Hall, 2300 Bu-ford Highway, Buford, Gwinnett County, Georgia 30518 30518. This 6 th day of April, 2023. CHANDLER, BRITT & JAY, LLC City Attorneys

OWNER: JEFFREY A. MONSOUR CURRENTLY ZONED: R-100 PROPOSED ZONING: R-

PROPOSED ZONING: R-100
ADDRESS: 2991
SPRINGLAKE DR
All that tract or parcel of land lying and being in Land Lot 225, 7 th Land District, Gwinnett County, Georgia, and being shown as 1.00 acre on a plat of survey for Jerry A. Monsour, dated October 28, 1987, prepared by Thomas Wood, Registered Land Surveyor No. 1990, recorded in Plat Book 43, Page 66-A, Gwinnett County, Georgia Plat Records. Said plat is incorporated herein and made a part hereof by reference.

4/19,26,583,10,17,24,

4/19,26,5/3,10,17,24, 2023

Gpn13 gdp1203 NOTICE
The City of Buford Planning and Zoning Board will neet on Tuesday, May 23, 2023 at 7:00 p.m. and the Buford City Commission will meet on Monday, June 5, 2023 at 7:00 p.m. at Bu-ford City Hall, 2300 Buford Highway, Buford, Georgia ford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a spe-cial use permit at 400 Poplar Street, Unit A for Jennifer Mosier (Sauce Athletics). The special use permit requested is to allow an athletic training facility. facility. 5/3,10,17,24,31,2023

Gpn13 gdp1523 City of Lilburn Planning Commission Hearing Thursday, May 25, 2023 at 7:30 P.M. City Council Hearing Monday, June 12, 2023 at 7:30 P.M. 340 Main Street Lilburn, Georgia 30047 Lilburn, Georgia 30047 (770) 921-2210

The Planning Commission and City Council give notice that public hearings on the dates, times, and at the location as noted above are scheduled to consider: NEW BUSINESS

1.) Text Amendment to Lilburn Zoning Ordinance.
Text amendments to Appendix A Zoning Ordinance for compliance with House Bill 1405.

House Bill 1405.
The above items are scheduled for the Public Hearings as noted. The applications, site plans, legal descriptions, and other information are on file at the Lilburn Planning Department at 340 Main Street. Applications may be viewed by the public between the hours of 8:30 AM and 5:00 PM, Monday through Friday,

5/10,2023

Foreclosures

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Pursuant to the power of sale contained in the Se-

curity Deed executed by curity Deed executed by DALE
DOUGLAS LENNER JR
AND YEHUDIT
SCHWARTZ TO MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS INC. AS NOMINEE
FOR FINANCE OF AMERICA MORTGAGE LLC in
the original principal
amount of \$289,529.00

FOR FINANUE OF AMEHICA MORTGAGE LLC in the original principal amount of \$288,529.00 dated April 24, 2018 and recorded in Deed Book 55852, Page 249, Gwinnett County records, said Security Deed being last transferred to FREEDOM MORTGAGE CORPORATION in Deed Book 58022, Page 581, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on June 6, 2023, the property in said Security Deed and described as follows:

Deed and decoming as follows:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 148 OF THE 7TH DIS-

148 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 36, BLOCK A, THE HAMLET AT ROCK SPRINGS SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 75, PAGE 147, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE. PARCEL ID: R7148 355 Said property being known

Said property being known as: 714 BEACON COVE LAWRENCEVILLE, GA 30043 To the best of the under-

signeds knowledge, the party or parties in possession of said property is/are DALE DALE DOUGLAS LENNER JR AND YEHU-DIT SCHWARTZ 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 default, failure to hav the indebtedness as pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, includ-ing attomeys fees (notice of intent to collect attor-neys fees having been giv-en).

en).
Said property will be sold subject to the following: (1) any outstanding ad valorem faxes

(1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the 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) final confirmation and audit of the status of the loan with the holder of the Security Deed.

Foreclosures

Deed.
The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows: Freedom Mortgage Corporation 951 W Yamato Road, Suite 175

Boca Raton, FL 33431 855-690-5900 855-690-5900
Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the

or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. POSE: OH MORTGAGE
CORPORATION, as Attorney-in-Fact for DALE
DOUGLAS LENNER JR
AND YEHUDIT
SCHWARTZ
Robertson. Anschutz.

SCHWARTZ Anschutz, Schneid, Crane & Empire Schneid, Schneid & Empire Schn

NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY

GEORGIA, GWINNETT COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Richard L Winstead and Cheryl C Felder AKA Cheryl Roberson Felder to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Cardinal Financial Company, Limited Partnership, its successors and assigns, dated August 2, 2020, recorded in Deed Book 57821, Page 153, Gwinnett County, Georgia Records, as last transferred to Cardinal Financial Company, Limited

cial Company, Limited Partnership by assignment recorded in Deed Book 59913, Page 74, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED EIGHTY-FOUR THOUSAND SEVEN AND 0/100 DOLLARS (\$284,747.00), 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 on the first Tuesday in June, 2023, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF The debt secured by sale due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the maner provided in the Note and Security Deed had between the Note and Security Deed full, this sale will be made for

sion of said properly is/are CORY HERROD 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 default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees having 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 payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set ters of record superior to the Security Deed first set

the 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) final confirmation and audit of the status of the loan with the holder of the Security Deed. debt remaining in derauit, 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 fees (notice pursuant to O.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning or dispense.

Deed.
The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:

as follows:
Planet Home Lending,
LLC LC 21 Research Parkway, uite 303 leriden, CT 06450 -855-884-2250

1-855-884-2250

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mothage. mortgage.
THIS LAW FIRM IS ACT-ING AS A DEBT COLLEC-TOR ATTEMPTING TO COLLECT A
DEBT. ANY INFORMA-COLLECT A
DEBT. ANY INFORMATION OBTAINED MAY BE
USED FOR THAT PUR-

POSE. PLANET HOME LENDING LLC, as Attorney-in-Fact ORY HERROD Robertson, Anschutz, Schneid, Crane & Description of the Composition o

Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-077359 -DaG

named or the undersigned. Cardinal Financial Company, Limited Partnership 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: Cardinal Financial Company, Limited Partnership, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047, 8006694268. 950-99823 04/12/2023, 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023. 8006694268. Note howev NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Jeffrey S Turner and Michele Turner to Mortagge Electronic Registration Systems, Inc., as grantee, as nominee for Coandepot Com, LLC, its successors and assigns, dated August 24, 2018, recorded in Deed Book 56098, Page 734, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 60031, Page 263, Gwinnett County, Georgia Records and sa modified by that certain Loan Modification Agreement recorded in Deed Book 59832, Page 399, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED FIFTY THOUSAND TWO H Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the

modify the terms loan.
To the best knowledge and belief of the undersigned, the party in possession of the property is Richard L Winstead and Cheryl C Felder AKA Richard L Winstead and Cheryl C Felder AKA Cheryl Roberson Felder or a tenant or tenants and said property is more commonly known as 1714 Lake Heights Circle, Dacula, Georgia 30019. Should a conflict arise between the property address and the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S.

encumbrances, zoning or encumulations, dinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security

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.

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

loan with the holder of the security deed.
Cardinal Financial Company, Limited Partnership as Attorney in Fact for Richard L Winstead and Cheryl C Felder AKA Cheryl Roberson Felder McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road 18:40

18:40 Page 2 Roswell, GA 30076 www.foreclosurehot-

WWW.Idealostrenor-line.net EXHIBIT A MORE COMMONLY KNOWN AS: 1714 Lake Heights Circle, Dacula, GA 30019

Heights Circle, Dacula, GA 30019
TAX PARCEL ID/AP: R3001 304
All that tract or parcel of land lying and being in Land Lot 1 of the 3rd District, Duncan's GMD 1749,
Gwinnett County, Georgia, being Lot 64, Block J, High Point Phase Two, Hamilton Mill - A Home Town (Phase 4), according to plat of survey recorded in Plat Book 72, Page 222, Gwinnett County, Georgia Records, which plat and the record thereof are incorporated herein by reference thereto.
Parcel ID: R3001-304
Commonly Known As: Commonly Known As: 1714 Lake Heights Circle, Dacula, Georgia 30019 MR/mac 6/6/23

9075 Foreclosures Our file no. 22-07226GA -FT18 950-99220 04/12/2023, 04/19/2023, 04/26/2023, 05/03/2023, 05/10/2023, 05/17/2023, 05/24/2023,

05/31/2023

been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any mat-STATE OF GEORGIA
COUNTY OF GWINNETT
NOTICE OF SALE UNDER POWER
PURSUANT to the power of sale contained in the Security Deed executed by CORY
HERROD to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS
INC., AS NOMINEE FOR SECURITY NATIONAL MORTGAGE COMPANY in the original principal amount of \$303,403,00 dated June 1, 2021 and recorded in Deed Book 58800, Page 120, Gwinnett County records, said Security Deed being last transferred to PLANET HOME LENDING LLC in Deed Book 59892, Page 670, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on June 06, 2023, the property in said Security Deed and described as follows:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATE IN LAND LOT 15, OF THE GIAN BEING SITUATE IN LAND LOT 15, OF THE GIAN BEING SITUATE IN LAND LOT 15, OF THE GIAN BEING SITUATE IN LAND LOT 15, OF THE GIAN BEING SITUATE IN LAND LOT 15, OF THE GIAN BEING SITUATE IN LAND LOT 18, AS REVISED IN PLAT BOOK 93, PAGES 277 AND 278, AS REVISED IN PLAT BOOK 93, PAGES 160 AND 161, GWINNETT COUNTY, GEORATED HEREIN BY REFERENCE FOR A MORE COMPLETE DESCRIPTION.
Said property being known as: 3393 MADISON FARM WAY SNEL-VILLE, GA 30039
To the best of the undersigneds knowledge, the party or parties in possesion of said property is/are CORY HERROD or tenant encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "equot; as-is-sequot; basis without any representation, warranty or recourse against the aboveraigned." MIDFIRST BANK 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: Midland Mortgage, a division of MidFirst Bank, 999 N.W. Grand Boulevard Suite 100, Oklahoma City, OK 73118-6116, 800-654-4566. Note, however, that such entity is not required by law fo 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 Jeffrey S Turner and Michele Turner or a tenant or tenants and said property is more commonly known as 4006 Wild Orrichid Ln, Loganville, Georgia 30052. Should a conflict arise between the property address and 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 these ecurity deed. MIDFIRST BANK

MIDFIRS I BANK as Attorney in Fact for Jeffrey S Turner and Michele Turner McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road 13:13

Page 2 Roswell, GA 30076 www.foreclosurehot-

line.net EXHIBIT A EXHIBIT A
All that tract or parcel of land lying and being in Land Lot 65, 5th District, Gwinnett County, Georgia, being Lot 1, Block B, Unit 2, as more particularly shown on a plat of survey prepared for St Martin Landing Unit 2 by Adam & Landing Unit 2 by Adam & Lot Cotober 25, 2006, recorded in Plat Book 119, pages 264-265, Gwinnett County, Georgia records, which recorded awilinet Country, declarged and the records, which recorded plat is incorporated herein by reference and made a part of this description MR/meh 6/6/23 Our file no. 22-10159GA - FT17 950-100712

950-100712 04/26/2023, 05/03/2023, 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023.

NOTICE OF SALE

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Nelson Russell to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Guild Mortgage Company, A California Corporation, its successors and assigns, dated November 10, 2016, recorded in Deed Book 54825, Page 557, Gwinnett County, Georgia Records, as last transferred to Guild Mortgage Company LLC by assignment recorded in Deed Book 60475, Page 260, Gwinnett County, Georgia Records, conveying Records, conveying Records, conveying Records, conveying Records, conveying the order of the Power of the Po

Georgia Records, conveying the after-described property to se-

veying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FIFTEEN THOUSAND EIGHT HUNDRED SIXTY-TWO AND 0/100 DOLLARS (\$115.862.00), 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 on the first Tuesday in June, 2023, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HERE-

MADE A PART HERE-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 ees (notice pursuant to O.C.G.A. § 13-1-11 having been given). Soid property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an " as-is" basis without any representation, warranty or recourse against the

above-named or the undersigned.
Guild Mortgage Company LLC is the holder of the Security Deed to the 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: Guild Mortgage Company LLC, PO BOX 85304, San Diego, CA 92186, 800-365-4441.

A441.
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, the porty in possession of the property is Nelson Russell and Estate of Nelson Russell and a tenant or tenants and

tate of Nelson Russell or a tenant or tenants and said property is more commonly known as 3254 Newcastle Way, Snel-lville, Georgia 30039. Should a conflict arise between the property ad-dress and the legal de-scription the legal de-

the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney fees (notice pursuant to O.C.G.A. § 13-1-11 having

scription 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.

Foreclosures

9075

Foreclosures

9075

deed.
Guild Mortgage Company LLC as Attorney in Fact for Nelson Russell McCalla Raymer Leibert

Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-line.net 15:11

line.net
15:11
Page 2
EXHIBIT A
All that tract or parcel of
land lying and being in
land Lot 31 of the 6th
District of Gwinnett
County, Georgia and being Lot 12, Block D, Centerville-North, Unit One,
as shown in Plat Book 2,
Page 227, revised at Plat
Book 3, Page 135, Gwinnett County Records,
which plats are incorporated herein by
this reference and made
a part of this description.
MR/i.d 6/6/23
Our_file no. 23-10706GA Our file no. 23-10706GA -FT17

F117 950-100198 04/26/2023, 05/03/2023, 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023.

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 Deborah M. Norwood to Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Home Loans, Inc. (the Secured Creditor), dated June 29, 2007, and Recorded on July 11, 2007 as Book No. 48074 and Page No. 566, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount \$184,419.00, with interest at the rate specified therein as lett excirced for

\$184,419.00, 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 June, 2023, the following described property:

scribed property:
All that tract or parcel of land lying and being in Land Lot 37 of the 7th District of the scribe of the script of the scribe of the scrib trict of Gwinnett County, Georgia being lot 5, of Sugarloaf Commons Townhomes, as per plat recorded in Plat Book 110, Page 12-16, Gwinnett County, Georgia records, which plat is incorporated herein and made a part hereof by reference.

plat is incorporated herein and made a part hereof by reference.

Tax ID: R7037 652

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 fees (notice of intent to collect attorney 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 to negotiate, amend, and modify all terms of the loan.

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, CA92806-5051 A, A 5951.

Please note that, suant to O.C.G.A. §44-14-162.2, the secured credi-tor is not required toa-mend or modify the terms

mend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party/parties in possession of thesubject property known as 2185 WATERFORD PARK, LAWRENCEVILLE, GA 30044

30044
is/are: Deborah M. Norwood or tenant/tenants.
Said property will be sold
subject to (a) any outstanding ad valorem taxes
(including taxes which are

subject to (a) any out.

standing 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. 89-

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 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 & Dell Carrington Mortgage Services, LLC as Attorney in Fact for Deborah M. Norwood wood. Any information obtained

on this matter may be used by the debt collector to collect the debt.
Bell Carrington Price
& amp; Gregg, LLC, 339
Heyward Street, 2 nd
Floor, Columbia, SC
29201 (803)509-5078, File: 23-41416
950-100036 04/19/2023,
04/26/2023, 05/03/2023,
05/10/2023, 05/31/2023 to collect the debt.

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Semetar C Avery to Sun America Mortgage Corporation, dated April 21, 2000, recorded in Deed Book 20459, Page 127, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 59467, Page 639, Gwinnett County, Georgia Records, as last transferred to U.S.

Bank Trust National Association, not in its individual capacity but solely as Delaware trustee and U.S. Bank National Association, not in its individual capacity but solely as Co-Trustee for Government Loan Securitization Trust 2011-FV1 by assignment recorded in Deed Book 53165, Page 204, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original

Foreclosures

9075

nal principal amount of ONE HUNDRED FIFTY-SIX THOUSAND FIFTY AND 0/100 DOLLARS (\$156,050.00), 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 on the first Tuesday in June, 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 fees (notice pursuant to O.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding at valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "tas-iskquott basis without any representation, warranty or restriction, control of the property settleton, warranty or restriction, covenants, and any matters of record including but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "tas-iskquott basis without any representation, warranty or restrictions, covenants, and any matters of record including but not limited to, those superior to the Security Deed first set out above. course against the above-named or the

named or the undersigned. Government Loan Securitization Trust 2011-FV1, U.S. Bank Trust National Association, not in its individual capacity but solely as Delaware trustee and U.S. Bank National Association not in its

as Delaware trustee and U.S. Bank National Association, not in its individual capacity but solely as Co-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, 800-306-6059. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Semetar C Avery or a tenant or tenants and said property is more commonly known as 3460 Brushywood Drive, Loganville, Georgia 30052 Should a conflict arise between the property address and 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. Government Loan Securitization Trust 2011-FV1. Government Loan Securitzation Trust 2011-FV1, U.S. Bank Trust National Association, not in its individual capacity but solely as Delaware trustee and as Delaware trustee and U.S. Bank National Asso-

individual capacity but solely as Co-Trustee 14:27 14:27
Page 2
as Attorney in Fact for Semetar C Avery McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road Roswell, GA 30076
www.foreclosurehot-line net

110190 04/26/2023, 05/03/2023, 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023.

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

GEORGIA, GWINNETT COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Adam B Watkins to Mortage Electronic Registration Systems, Inc., as grantee, as nominee for Brand Mortgage Group, LLC, its successors and assigns, dated June 25, 2010, recorded in Deed Book 50173, Page 728, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 59929, Page 498, Gwinnett County, Georgia Records, as last transferred to Carrington Mortgage Services, LLC by assignment recorded in Deed Book 60298, Page 813, Gwinnett. nett County, Georgia Records,

County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWENTY THOUSAND THREE HUNDRED SEVENTY-EIGHT AND 0/100 DOLLARS (\$120,378.00), with interest thereon as set forth therein, there will be sold at

at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or as such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in June, 2023, the following described property: 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 maner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the

Foreclosures

9075

creditor is not required to

the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney fees (notice pursuant to O.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of re-

but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. Carrington Mortgage Services, 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 negotiate, amend, and modify all terms of the mortgage with the debtor is: Carrington Mortgage Services, LLC, 1800 South Douglass Road, Suite 200-A, Anaheim, CA 92806, 800-561-4567. Note, however, that suchentity is not required by law to negotiate, amend or modify the terms of the loan.

law fo negotiate, amend or modify the terms of the loan. The best knowledge and belief of the undersigned, the party in possession of the property is Adam B Watkins or a tenant or tenants and said property is more commonly known as 5795 River Ridge Lane, Sugar Hill, Georgia 30518. Should a conflict arise between the property address and 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 audit of the status of the loan with the holder of the security deed.

loan with the notider of the security deed. Carrington Mortgage Ser-vices, LLC as Attorney in Fact for Adam B Watkins McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road 18:36 18:36

Page 2 Roswell, GA 30076 www.foreclosurehot-

line.net
EXHIBIT A
All that tract or parcel of
land lying and being in
Land Lot 337 of the 7th
District, Gwinnett County,
Coornia being Lot 10,
Lot 10 District, Gwinnett County, Georgia, being Lot 10, Block B, Riverside Walk, Phase One, as per plat thereof recorded in Plat Book 77, pages 54-56, Gwinnett County, Georgia records; which recorded plat is incorporated herein by reference and made a part of this description. Being known as 5795 River Ridge Lane, Sugar Hill, Georgia 30518 MR/chr 6/6/23
Our file no. 5816 - FT17 950-100976, 05/03/2023, 05/10/2023, 05/31/2023.

nne Power of Sale Control Tolined in a Deed to Secure Debt given by CHAU VO to WELLS FARGO BANK N.A., dated 04/20/2005, and Recorded on 06/21/2005 as Book No. 43209 and Page No. 0258, GWINNETT County, Georgia records, as last assigned to WELLS FARGO BANK, N.A. (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$130,000.00, 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 June, 2023, the following described property: THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF GWINNETT, STATE OF GEORGIA, DESCRIBED AS FOLLOWS: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 121, 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING IN LAND LOT 121, 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING IN LAND LOT 121, 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING IN LAND LOT 121, 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 120, 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING IN LAND LOT 121, 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING IN LAND LOT 121, 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LO 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
Cynthia K. Gaye to National City Mortgage Co
dba Commonwealth
United Mortgage Company (the Secured Creditor) dated August 5, pany (the Secured Credi-tor), dated August 5, 2002, and Recorded on October 17, 2002 as Book No. 29249 and Page No. 214, Gwinnett County, Georgia records, convey-ing the after-described property to secure a Note of even date in the original principal amount of principal amount of \$107,648.00, 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 June, 2023, the following described property: All that tract or parcel of land hying and being in Land Lot 160 of the 6th District, Gwinnett County, Georgia, being a part of Lot 10A (also referred to as site 10A) as per plat recorded in Plat Book 23, Page 93, Gwinnett County Records, as per plat recorded in Plat Book 23, Page 93, Gwinnett County Records, as per plat recorded in Plat Book 23, Page 93, Gwinnett County Records as follows: Beginning at an iron pin located on the southwest right-of-way line of Indian Lake Drive a distance of 704.47 feet northwest right-of-way line of Hillingers Road, said point being located at the northwest corner of Lot 9A said subdivision; thence South 28 degrees 28 minutes 03 seconds West along the line dividing lots 9A and 10A, 116.3 feet to an iron pin; thence North 61 degrees 31 minutes 36 seconds East 50.93 feet the manner provided in the Note and Deed to Sethe manner provided in the Note and Deed to 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, including at torneys fees (notice of intent to collect attorneys fees having been given). WELLS FARGO BANK, N.A. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. WELLS FARGO BANK, N.A., acting on behalf of and, as necessary, in consultation with WELLS FARGO BANK, N.A. (the current investor on the loan), is BANK, N.A. (the current investor on the loan), is the entity with the full authority to negotiate, emend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, WELLS FARGO BANK, N.A. may be contacted at: WELLS FARGO BANK, N.A., 3476 STATEVIEW BLVD, FORT MILL, SC 29715, 800 288 3212. Please note that, pursuant to

FORT MILL, SC 29715, 800 288 3212. Please note that, pursuant to O.C.G.A. \$4 414 162.2, 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 202 BLACK BIRCH PASS, LILBURN, GEORGIA 30047 is/are: CHAU VO 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 Deed to Secure Debt first set out above, including, but not dimited to, assessments. seconds East 50.93 feet to an iron pin; thence North 27 degrees 56 minutes 41 seconds East 30 feet to an iron pin; thence North 29 degrees 14 minutes 01 seconds East 35.38 feet to an iron pin located on the southwest right-of-way line of Indian Lake Drive; thence South 61 degrees 31 minutes 57 seconds East along said right-of-way 33 feet to an iron pin located at the point of beginning, being more particularly shown on survey prepared by Paul Lee Consulting Engineering Associates dated March 43 1084 Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, 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 confirmation and audit of the status of the loan on survey prepared by Paul Lee Consulting Engineering Associates dated March 13, 1984. Tax ID R6160 322 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 cy cade, and 27 united by 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. WELLS FARGO BANK, N.A. as Attor-

Foreclosures 9075 Foreclosures 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 Douglass Road, Suite 110 and 200-A, Anaheim, Cay2806-5951. Please note that, pursuant to O.C.G.A. §44-14-162.2, the secured creditor is not required to ney in Fact for CHAU VO. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY
INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. 00000009791088
BARRETT DAFFIN
FRAPPIER TURNER &
ENGEL, LLP 4004 Belt
Line Road, Suite 100 Addison, Texas 75011 Telephone: (972) 341 5398.
5/10,17,24,31,2023

GDP1372

§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 826 INDIAN LAKE DRIVE NW, LILBURN, GA 30047 is/are: Cynthia K. Gaye 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, encurrence. Jennis Jonice OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF GWINNETT By Virtue of a Power of Sale contained in that certain Security Deed from Omar Z Santibanez Gordillo and Elsa Sagrero Ruiz to Mortgoge Electronic Registration Systens, Inc., as nominee for CitiBank, N.A., dated August 29, 2016 and recorded on September 2, 2016 in Deed Book 4556, Page 411, in the Office of the Clerk of Superior Court of Gwinnett County, Deed having been given to secure a Note of even date, in the original principal amount of Two Hundred One Thousand Four Hundred one Ollow With interest thereon as provided therein, as last transferred to CitiMortgoge, Inc., recorded in Deed Book 506/7, Page 806, 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 June, 2023, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING INNETT COUNTY, GEORGIA, BEING LOT 47, GEORGIA, BEING ments, 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 Mortgage Services, LLC as Attorney in Fact for Cynthia K. Gaye. Any information obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Gregg, LLC. 339 Heyward Street. 2 nd Floor, Columbia, SC 29201 (803)- 509-5078. File: 23-41306

GDP gpn11
Notice of Sale Under Power. State of Georgia, County of GWINNETT. Under and by virtue of the Power of Sale continued in a Deed to Se. The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is CitiMortgage, Inc., 425 Phillips Blvd, Ewing, NJ 08618. 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, 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 public standing bills for pounding the said standing bills for public standin ing authority; f) all out-standing bills for public standing bills for public utilities which constitute liens upon said 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 womers and party in possession of the property are Omar Z Santibanez Gordillo and Elsa Sagrero Ruiz and or tenant(s). The sale will be conducted subject to 1) contirmation 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. CitiMortgage, Inc. as Attorney-in-Fact for Omar Z Santibanez Gordillo and Elsa Sagrero Ruiz Contact: Padgett Law Group: 2627 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 5:10,17,24,31,2023

GDP1374 gpn11 NOTICE OF SALE UN-DER POWER STATE

OF GEORGIA, COUNTY
OF GWINNETT By
virtue of a Power of Sale voltine of a Fower of Suc-contained in that certain Security Deed from Denise V Alleyne to Mortage Electronic Systems. Denise V Alleyne to Mortgage Electronic Registration Systems, Inc., as nominee for loan-pepot.com, LLC, dated December 30, 2020 and recorded on January 15, 2021 in Deed Book 58277, Page 632, in the Office of the Clear of Supresserved. Page 632, in the Office of the Clerk of Superior Court of Gwinnett Country, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of One Hundred Fifty-Seven Thousand and 00/100 dollars (\$157,000.00) with interest thereon as provided therein, as last transferred to loanDepot.com, LLC, recorded in Deed Sook 60394, Page 88, aforesaid records, will be LLC, recorded in Deed Book 60394, Page 88, aforesaid records, will be sold at public outry to the highest bidder for cash before the court-house 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 June, 2023, all property described in said Security Deed including but not limited to the following described property: All That Tract or Parcel of Land Lot 47 of the 6th District, Gwinnett County, Georgia Being Lot 7 Block C Laurel Fork Subdivision Unit Twa as per Plat recorded in Plat recorded in Plat Record 20 Chin Plat recorded in plat Book 35 Pages 23, Gwinnett County, Georgia record which plat is in-corporated herein by refcon purarea nerein by reference and made a part of this description. Accessor's Parcel No: R6047 331 Said property may more commonly be known as 4060 Na Ah Tee known as 4060 Na Ah Tee
Trail, Snellville, GA
30039. 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
installments on said loan.
The debt remaining in
default, this sale will be
made for the purpose of