Foreclosures

9075

Foreclosures

9075

neys fees having been given).
Said property is commonly known as 8463 Hightower Trl, Snellville, GA 30039 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in the party (or parties) in possession of the subject property is (are): Niko-las Nemeth or tenant or

las nettient or remain of tenants. Citizens Bank, NA is the entity or individual des-ignated who shall have full authority to negoti-ate, amend and modify all terms of the mort-agge

gage. Citizens Bank, NA 10561 Telegraph Road Glen Allen, Virginia 23059 877-745-7364 745-7364
Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are at lies but not yet are a lien, but not yet due and payable), (b) undue and payable), (b) unpaid water or sewage
bills that constitute a lien
against the property
whether due and payable
or not yet due and
payable and which may
not be of record, (c) the
right of redemption of
any taxing authority, (d)
any matters which might
be disclosed by an accube disclosed by an accurate survey and inspec-tion of the property, and

tion of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. 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. Section 9-13-172.1, which allows for certain procedures recertain procedures regarding the rescission of garding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

nne status of rine lodin des provided immediately above.
Citizens Bank, N.A. as agent and Attorney in Fact for Nikolas Nemeth Aldridge Pite, LLP, Six Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400.
2116-021A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 2116-021A
05/10/2023, 05/11/2023, 05/24/2023, 05/31/2023.

Gpn11
gdp1283
STATE OF GEORGIA
COUNTY OF GWINNETT
NOTICE OF SALE UNDER POWER
Pursuant to the power of
sale contained in the Security Deed executed by
ALLEN WYZARD to
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.,
AS GRANTEE, AS NOMINEE FOR GUARANTEED RATE, INC. in
the original principal
amount of \$349,103.00 dated March, 12, 2019 and ed March 12, 2019 and recorded in Deed Book 56462, Page 427, Gwinnett 56462, Page 427, Gwinneth County records, said Security Deed being last transferred to NATION-STAR MORTGAGE LLC in Deed Book 56994, Page 619, Gwinneth 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

hours of sale, on June 06, 2023, the property in said Security Deed and described as follows:
ALL THAT PIECE, PARCEL OR LOT 06 LAND LYING AND BEING IN LAND LOT 261 OF THE 5TH DISTRICT, GWINNETT COLLINITY GEORGIA

LOT 261 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, LOT 238, BLOCK A, STONE HAVEN, UNIT 2A, (F/K/A PALM CREEK HILLS) AS PER PLAT RECORDED IN PLAT BOOK 118, PAGE 246-249, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY INCORPORATED HEREIN BY REFERENCE, AND THE PROPERTY IS COMMONLY KNOWN AS: 2893 BLUE STONE COURT, DACULA, GA 30019, PARCEL NO. R5261 187. Said property being known as: 2893 BLUE STONE CT DACULA, GA 30019

TO the best of the under-

30019
To the best of the undersigneds knowledge, the party or parties in possession of said property is/are ALLEN WYZARD

is/are ALLEN WYZARD
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. 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 (notice of intent). Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which

(1) any outstanding at 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, zaning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set

Security Deed first set 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 and audit of the status of the loan with the holder of the Security Deed. The name, address, and telephone number of the individual or entity who has full authority to ne-gotiate, amend, and mod-ify all terms of the mort-

9075 Foreclosures gage is as follows: Nationstar Mortgage LLC d/b/a Mr. Cooper 8950 Cypress Waters

8950 Cypress Waters
Blvd.
Coppell, TX 75019
1-888-480-2432
Note that pursuant to
O.C.G.A. § 441-162.2, the
above individual or entity is not required by
law to negotiate, amend,
or modify the terms of
the mortagee.
THIS LAW FIRM IS
ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED
FOR THAT PURPOSE.
NATIONSTAR MORTGAGE LLC, as Attorneyin-Fact for
ALLEN WYZARD

in-Fact for ALLEN WYZARD Robertson, Anschutz, Schneid, Crane & Camp; Partners, PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, 6A 30097 Phone: 470.321.7112 Firm File No. 23-110393 – LiV LiV 05/10/2023, 05/17/2023,

05/24/2023, 05/31/2023.

Gpn11
gdp1285
NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Rashid
Mehmood to Mortgage
Electronic Registration
Systems, Inc., as Mehmood to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for United Wholesale Mortgage, its successors and assigns, dated December 6, 2019, recorded in Deed Book 57089, Page 435, Gwinnett County, Georgia Records, as last transferred to Lakeview Loan Servicing, LLC by assignment recorded in Deed Book 60318, Page 110, Gwinnett County, Georgia Records, conveying the after-described property to scure a Note in the original principal amount of TWO HUNDRED FORTY-ONE THOUSAND SIX HUNDRED FIFTY-SIX AND 0/100 DOLLARS (\$241,656,00), with interest thereon as set forth therein there DOLLARS (\$241,656.00), 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

OF
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 default, failure to pay the indebtedness as and when due and in the mannerprovided 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 aftorney fees (notice pursuant to O.C.G.A. § 13-1-1 having been given). en). Said property will be sold

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), the right of redemption of any tax-ing authority, any mat-ters which might be dis-closed by an accurate closed by an accurate survey and inspection of survey and inspection of the property, any assess-ments, liens, encum-brances, zoning ordi-nances, restrictions, covenants, and any mat-ters of record including, but not limited to, those superior to the Security Deed first set out above.

Deed first set out above.
Said property will be sold
on an " asis" basis without
any representation, warranty or recourse against
the above-named or the undersigned. Lakeview Loan Servicing, LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full

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. M& T Bank , One Fountain Plaza, Buffalo, NY 14203, 800-724-1633. 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 party in possession of the property is Rashid Mehmood and Nusrat Bano or a tenant or tenants and said property is more commonly known as 4375 Mulberry Ridge Ln, Hoschlon, Georgia 30548. Should a conflict arise between the property address and the legal description will control.

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

deed. Lakeview Loan Servic-Lakeview Loan Servic-ing, LLC as Attorney in Fact for Rashid Mehmood McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-line.net

20:45 Page 2 EXHIBIT A MULBERRY LANE, 20:45 4375 MULBERRY RIDGE LANE, HOSCHTON, GEORGIA

HOSCHTON, GEORGÍA
30548
ALL THAT TRACT OR
PARCEL OF LAND LY
ING AND BEING IN
DUNCAN G.M.D. 1749
OF GWINNETT COUNTY, GEORGÍA, BEING
LOT 49, BLOCK A, HOLMAN PLACE SUBDIVISION, UNIT ONE, AS
PER PLAT RECORDED
IN PLAT BOOK 90,
PAGE 245, GWINNETT
COUNTY, GEORGÍA
RECORDS, WHICH
PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A
PART HEREOF. PART HEREOF. TAX ID # R3003 628

MR/chr 6/6/23 Our file no. 23-11352GA - FT5 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023.

Gpn11 STATE OF GEORGIA COUNTY OF GWIN-

NETT NOTICE OF SALE UN-DER POWER Pursuant to the power of sale contained in the Se-curity Deed executed by GARY curity Deed executed by GARY
CLARKE to MORT-GAGE ELECTRONIC
REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FINANCE
MEDICAL CLARKE AMERICA, LLC in the original principal amount of \$301,150.00 dated October 03, 2001 and recorded in Deed Book 24782, Page 188, Gwinnett County records, said Security Deed being last trans-ferred to U.S. BANK TRUST NATIONAL AS- 9075 Foreclosures SOCIATION, NOT IN ITS INDIVIDUAL CAPACI-TY BUT SOLELY AS OWNER TRUSTEE FOR ACQUISITION TRUST in

ACQUISITION TRUST in Deed Book 60221, Page 687, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said Country, or at such other place as lawfully designated, within the legal hours of sale, on 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 IN LAND LOT 190 OF THE TTH JUDICIAL DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING KNOWN AND DESIG-

CIAL DISTRICT OF
GWINNETT COUNTY,
GEORGIA, BEING
KNOWN AND DESIGNATED AS LOT 2 OF
BLOCK M, GLENDEVON AT MORNINGVIEW, PHASE
RAUOT; GRAUOT; WINTO
ONE, AS MORE PARTICULARLY DESCRIBED ON
A PLAT OF SURVEY
RECORDED AT PLAT
BOOK 84, PAGE 60,
GWINNETT COUNTY
GEORGIA RECORDS,
REFERENCE TO SAID
PLAT OF SURVEY AND
THE RECORD
THEREOF BEING HER.
BY MADE FOR A
MORE COMPLETE LEGAL DESCRIPTION.
PARCEL ID: R7190 059
Said property being
known as: 637 STREAMWOOD IVY TRL SUWANEE, GA 30024
To the best of the undersigneds knowledge, the
party or parties in possession of said property
signeds knowledge, the
party or parties in possession of said property
signeds knowledge, the
party or parties in possession of said property
signeds knowledge, the
party or parties in possession of said property
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party or parties in possession of said property
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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, percurbirances zoning

closed 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 Security Deed. The name, address, and telephone number of the individual or entity who nos full authority to negotiate, amend, and mod-

individual or entity who has full authority to negotiate, amend, and modify all terms of the mortage is as follows: Selene Finance LP 3501 Olympus Boulevard, 5th Floor, Suite 500 Dallas, TX 75019 877-768-3759 Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, as Attorney-in-Fact for GARY CLARKE Robertson, Anschutz, Schneid, Crane & Camp; Partners, PLLC 10700 Abbotts Bridge Road Suite 170

Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 20-077812 -LiV 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023.

GPA1/2023, 05/31/2023.

GPN11
gdp1287

NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Crystal Meekins
and Jordan Hall to Mortgage Electronic Registration Systems, Inc., as gage Electronic Registration Systems, Inc., as grantee, as nominee for Freedom Mortgage Corporation, its successors and assigns, dated June and assigns, dated June 18, 2019, recorded in Deed Book 56676, Page 519, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 60347, Page 610, Gwinnett County, Georgia Reports as Jast Gwinnett County, Georgia Records, as last transferred to Freedom Mortgage Corporation by assignment recorded in Deed Book 59895, Page 136, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal cure a Note in the original principal amount of ONE HUNDRED NINETY-ONE THOUSAND FOUR

THOUSAND FOUR HUNDRED SIXTY-EIGHT AND 0/100 DOLLARS (\$191,468.00), 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 such place as may be lawfully designated as an 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-DE

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). The debt secured by said

en).
Said property will be sold
subject to any outstandincluding davalorem taxes (including taxes which are
a lien, but not yet due
and payable), the right
of redemption of any taxing authority, any mating authority, any mat-ters which might be dis-closed by an accurate survey and inspection of the property, any assessments, liens, encum-brances, zoning ordi-nances, restrictions, covenants, and any mat-

9075

covenants, and any mat-ters 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 with-out any representation, warranty or recourse against the above-named or the undersigned. Freedom Mortange Cor-Georgia, Being Lot 43, Block C, Unit Two, Cen-terville North as per plat recorded in Plat Book 3,

Foreclosures

9075

or the undersigned.
Freedom Mortgage Corporation 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: Freedom Mortgage Corporation, Mortgage Corporation, 10500 Kincaid Drive, Fishers, IN 46037, 855-690-5900.

Fishers, IN 40037, 603-690-5900.
Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.
To the best knowledg and belief of the undersigned, the party in possession of the property is Crystal Meekins and Jordan Hall or a tenant or tenants and said property is more commonly known as 2943 Brooks Dr, Snellville, Georgia 30078. known as 2943 Brooks Dr, snellville, Georgia 30078. Should a conflict arise between the property address and the legal de-scription the legal de-scription will control. The sale will be conduct-ed subject (1) to confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirma-tion and audit of the sta-

and (2) to final confirma-tion and audit of the sta-tus of the loan with the holder of the security deed. Freedom Mortgage Cor-poration as Attorney in Fact for Crystal Meekins and Jor-dan Hall McCalla Raymer Leibert

1544 Old Alabama Road Roswell, GA 30076 15:59

Roswell, GA 30076
15:59
Page 2
www.foreclosurehotline.net
EXHIBIT A
ALL THAT TRACT OR
PARCEL OF LAND LYING AND BEING IN
LAND LOT 92 OF THE
5TH DISTRICT OF
GWINNETT COUNTY,
GEORGIA, BEING LOT
29, BLOCK C, SUMMIT
CHASE
SUBDIVISION, SECTION ONE, UNIT ONE,
AS PER PLAT
RECORDED IN PLAT
BOOK 1, PAGE
227, GWINNETT COUNTY, GEORGIA
RECORDS, WHICH
PLAT IS INCORPORATED HEREIN BY
REFERENCE THERETO,
PAPCEL ID#: P5002 170 TO. PARCEL ID#: R5092 120 MR/chr 6/6/23 Our file no. 23-11445GA – FT17

FT17 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023.

O5/24/2023, 05/31/2023.

Gpn11
gdp1288

NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Barbara Sawyer
to Mortgage Electronic
Registration Systems,
Inc., as grantee, as nominee for Shelter Mortgage
Company, LLC dba Fairfield Mfa, its successors
and assigns, dated October 5, 2001, recorded in
Deed Book 24834, Page
220, Gwinnett County,
Georgia Records, as last
transferred to MIDFIRST BANK by
assignment recorded in
Deed Bonk 58/72 Page

FIRST BANK by assignment recorded in Deed Book 58672, Page 233, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED ELEVEN THOUSAND THREE HUNDRED SEVENTY-FIVE AND THREE SEVENTY-FIVE AND 0/100 DOLLARS

0/100 DOLLARS
(\$111,375.00),
with interest thereon as
set forth therein, there
will be sold at public outcry to the highest bidder cry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Wednesday in July,

2023, the following described property: SEE EXHIBIT A AT-TACHED HERETO AND MADE A PART HERE-OE

MADE A PART HERE-OF
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

law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).
Said property will be sold

en).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an as-is; basis without any representation, warranty or recourse against the above-named or the undersigned.

undersigned.
MIDFIRST BANK is the holder of the Security
Deed to the property in
accordance with OCGA § 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-

73118-6116, 800-654-Note, however, that such note, nowever, man 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 party in possession of the property is Ranhara Sawayer or a ten-Barbara Sawyer or a ten

session of the property is sorbard Sawyer or a tenant or tenants and said property is more commonly known as 3405 Newcastle Way, Sneliville, Georgia 30039, 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.

MIDFIRST BANK as Attorney in Fact for

Barbara Sawyer McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

Foreclosures

1544 Old Alabama Road Roswell, GA 30076 16:13 Page 2 www.foreclosurehot-line.net EXHIBIT A All that tract or parcel of land lying and being in Land Lot 18 of The 6th District, Gwinnett Coun-ty,

Page 240, Gwinnett County, Georgia Records, which said Plat is incorporated herein by this reference and

and made a part of this description, being improved property.

MR/ca 7/5/23
Our file no. 52377408 - FT17
05/10/2023, 05/17/2023, 05/17/2023,

05/24/2023, 05/31/2023, 06/07/2023, 06/14/2023, 06/21/2023, 06/28/2023. Gpn11 gdp1289 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT

COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Taira Elizabeth Duncan to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Homestar Financial Corp., a Corporation, its successors and assigns, COUNTY successors and assigns, dated April 10, 2012, recorded in Deed

recorded in Deed Rook 1401, Page 884, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 59875, Page 186, Gwinnett County, Georgia Records, as last transferred to Lakeview Loan Servicing, LLC by assignment recorded in Deed Book 59954, Page 528, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED NINETY-SIX THOUSAND EIGHT HUNDRED NINETY-SIX THOUSAND EIGHT HUNDRED SEVENTY-NINE AND O/100 DOLLARS (\$196,879.00), 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-OF
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

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 attorneyfees (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, 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,

on an ;as-is; basis with-out any representation, warranty or recourse against the above-named or the undersigned. Lakeview Loan Servic-ing, 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 mortage with the debtor is: M& Tank One Fountain Plaza, Buffalo, NY 14203, 800-724-1633.

Note of the commonly from the commonly from the commonly from the common or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Taira Elizabeth Duncan or a tenant or tenants and said property is more commonly known as 3181 Rock Port Cir, Norcross, Georgia 30092.

as 3181 Rock Port Cir, Norcross, Georgia 30092. 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 confirmaand (2) to final confirma-tion and audit of the sta-tus of the loan with the

tus of the loan with the holder of the security deed.
Lakeview Loan Servicing, LLC as Attorney in Fact for Taira Elizabeth Duncan McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076

16:20 Page 2 www.foreclosurehot-

www.toreclosurenor-line.net EXHIBIT A All that fract or parcel of land lying and being in Land Lot 286 of the 6th District, Gwinnett Coun-ty, Georgia, being Lot 33, Medlock Trace Subdivi-sion as per plot recorded Medlock Trace Subdivi-sion, as per plat recorded in Plat Book 123, Page 189 and revised Plat recorded in Plat Book 126, Page 230, Gwinnett County, Georgia Records, which recorded plat is incorporated here-in by this reference and made a part of this de-scription. Said property being known as 3181 Rock Port Circle accord-ing to the present system ing to the present system ing to the present system of numbering property in Gwinnett County, Georgia. Parcel ID Number:. Subject to any easements or restrictions of record. MR/chr 6/6/23
Our file no. 5245814 – FT5 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023.

Gpn11
gdp1290
NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Linda Susan
Green-Steadham to Wachovia Bank, National Green-Steadham to Wachovia Bank, National Association, dated July 13, 2005, recorded in Deed Book 43715, Page 8, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal

amount of SIXTY THOU-SAND AND 0/100 DOL-LARS (\$60,000.00), 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: interest thereon as set

Foreclosures

JUZ3, the following described property:
SEE EXHIBIT A ATTACHED HERETO AND
MADE A PART HEREOF OF
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 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).

en). Said property will be sold 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, and any matters which might be disclosed by an accurate survey and inspection of the property, and any matters of record including, 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 & auditate the size of the security bed first set out above. Said property will be sold on an & auditate the size of the size

erty will be sold on an Aguot; as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.
Wells Fargo Bank, N.A., S/B/M to Wachovia Bank, National Association is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.

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: Wells Fargo Home Mortgage a div. of Wells Fargo Bank, N.A., 1 Home Campus, MAC# X2303-02D, Des Moines, IA 50328, 1-888-508-8811. Note, however, that such

IA 50328, 1-888-508-8811.
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 party in possession of the property is Linda Susan Green-Steadham or a tenant or tenants and said property is more commonly known as 537 Eastside Dr, Dacula, Georgia known as 537 Eastside Dr, 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. Bankruptcy Code and (2) to final confirmation and audit of the staus of the loan with the

tus of the loan with the holder of the security deed.
Wells Fargo Bank, N.A.,
S/B/M to Wachovia Bank,
National Association
as Attorney in Fact for
Linda Susan GreenSteadham McCalla
Raymer Leibert Pierce,
LLC

Raymer Leibert Pierce, LLC
1544 Old Alabama Road Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A
18:28
Page 2
ALL THAT TRACT or parcel of land lying and being in Land Lot 308 of the 5th District of Gwinnett County, Georgia, City of Dacula, and being shown as 0.505 acres on a plat of survey prepared by Gresham & District of Gwinnett County, Georgia, City of Dacula, and being shown as 0.505 acres on a plat of survey prepared by Gresham & District of Surveyors, dated August 25, 1987, recorded in Plat Book 42, Page 130-A, Gwinnett County plat records, which plat is incorporated herein by reference thereto for a market outleast and the surveyors and the surveyors and the surveyors and the surveyors and surveyors and the s erence thereto for a more particular and complete description of

osid property.
MR/ca 6/6/23
Our file no. 539108 – FT5
05/10/2023, 05/17/2023,
05/24/2023, 05/31/2023.

Gpn11

NOTICE OF SALE
UNDER POWER
CONTAINED IN SECURITY DEED
STATE OF GEORGIA,
COUNTY OF Gwinnett
Pursuant to a power of
sale contained in a certain
security deed executed by
Raequiyah T. Sanderfur,
hereinafter referred to as
Grantor, to Mortgage Electronic Registration Systems, Inc., as nominee for
LOANDEPOT.COM, LLC
recorded in Deed Book
56996, beginning at page
495, 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 undersigned attomey-in-fact for the aforesaid Grantor (which attorney-in-fact is the present
holder of said security
deed and note secured
thereby) will sell before the
door of the courthouse in
said county within the legal
hours of sale, for cash, to
the highest bidder on the
first Tuesday in June
2023, all property
deed including but not limtied to the following described property: All that
tract or parcel of land lying
and being in Land Lot 114
of the 5th Land District,
Gwinnett County, Records,
which plat is incorporated
herein by reference and
made a part of this description. Parcel ID Number: R5114 212. Subject
to any easements or restrictions of record. Said
legal description being
controlling, however, the
Property is more commonly known as: 297 Regal
Drive, Lawrenceville, GA
30046 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 be sold on an as-is basis
without any representation, warranty or recourse
against the above-named
or the undersigned. The
sale will be sold on an as-is basis
without any representation, warranty or recourse
against the above-named
or the undersigned. The
sale will be sold on an as-is basis
without any representation, warranty or recourse
against the above-named
or the undersigned. The
sale will be sold on an as-is basis
without any representation, warranty or recourse
against the above-named
or the title: any ou

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. Mid-First Bank, through its division Midland Mortgage as loan servicer is the entity with full authority to negotiate, amend and modify the terms of the Note and Security Deed. MidFirst Bank, through its division Midland Mortgage may be contacted at: 999 Northwest Grand Boulevard, Oklahoma City, Oklahoma 73118; 1-800-552-3000. To the best of the undersigned8#39:s knowledge and belief, the party in possession of the property is believed to be Raequiyah T. Sanderfur, or tenant(s). MidFirst Bank, as Transferee, Assignee, and Secured Creditor As attorney-in-fact for the aforesaid Grantor CB Legal, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connector, Suite 350 Atlanta, GA 30342 (770) 392-0041 22-6708 9075 Foreclosures

30342 (//U) 392-007. .... 6708 THIS LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE. 5/10.17.24.31,2023 5/10,17,24,31,2023

Crossing, Dacula, GA
30019, together with all
fixtures and personal
property attached to and
constituting a part of said
property. To the best
knowledge and belief of
the undersigned, the party
(or parties) in possession
of the subject property is
(are): Leslie Smith and
Rodney Smith or tenant or
tenants. Said property will
be sold subject to (a) any
uoutstanding ad valorem
taxes (including taxes
which are a lien, but not
yet due and payable), (b)
any matters which might
be disclosed by an accurate survey and inspection
of the property, and (c) all
matters of record superior
to the Deed to Secure
Debt first set out above,
including, but not limited
to, assessments, liens,
encumbrances, zoning ordinances, easements, restrictions, covenants, etc.
The sale will be conducted
subject to (1) confirmation
that the sale is not prohibited under the U.S.
Bankruptcy Code; (2)
O.C.G.A. Section 9-13172.1; and (3) final confirmation and audit of the
status of the loan with the
holder of the security
deed. Pursuant
O.C.G.A. Section 9-13172.1, 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.C. G.A. Section
44-14-162.C. H. entity
that has full authority to
negotiate, amend
modify all terms of the
mortgage with the debtor
is: Select Portfolio Servicing, Inc. Attention: Loss
Mitigation Department
Service Services
Services Lake
Erity, Utah
84119

1-888-818-6032 Gpn11
gdp1295
NOTICE OF SALE
UNDER POWER CONTAINED IN SECURITY
DEED STATE OF
GEORGIA, COUNTY OF
Gwinnett
Pursuant to a power of sale contained in a certain security deed executed by Rafael Alfonseca Cuevas, hereinafter referred to as Grantor, to First National Bank of America recorded in Deed Book 57673, beginning at page 324, of the deed records of the Clerk of the Superior Court of the aforesaid state and county, and by virtue of ardresdia state and county, and by virtue of a default under the terms of said security deed, and the related note, the undersigned attorney-in-fact for the aforesaid Grantor (which attorney-in-fact is the 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 the legal hours of sale, for cash, to the highest bidder 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 lying and being in Land Lot 211 of the 6th District of Gwinnett County, Georgia, and being Lot 3, Block A, of Sierra Crossing Subdivision, Unit One, as shown on plat recorded in Pla Book 11, Page 79, Gwinnett County, Georgia, and being in County, Georgia and secords, which plat is incorporated herein by reference and made a parthereof. Being known as 4578 Sierra Ct according to the present numbering system in Gwinnett County, Georgia. Said legal description being controlling, however, the Property is more commonly known as: 4678 Sierra Ct, Duluth, GA 30096 Said property will be sold on an as-is basis without any represention. brive Salt Lake City, Utal 1488-818-6032
The foregoing notwithstanding nothing in OC.G.A. Section 44-14162.2 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 beof sale granted in the aforementioned security instrument, specifically being U.S. Bank, N.A., successor trustee to Bank of America, NA, sbm LaSalle Bank NA, as Trustee on behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2004-HE7, Asset-Backed Certificates, Series 2004-HE7 as attorney in fact for Leslie Smith and Rodney Smith Richard B. Maner, P.C. 180 Interstate N Parkway, Suite 200 Atlanta, GA 3039 404.25.26.3835 course against the above course against the above-named or the under-signed. The sale will be subject to the following items which may affect the title: any outstanding ad valorem taxes (in-cluding taxes which are a lien but not yet due and payable); any matters which might be disclosed 404.252.6385
THIS LAW FIRM IS A CTING AS A DEBT COLLECTOR ATTEMPTING
TO COLLECT A DEBT.
ANY INFORMATION OBTAINED WILL BE USED
FOR THAT PURPOSE.
FC18-016
5/10,17,24,31,2023 by an accurate survey and inspection of the property; any assessand inspection of the property; any assessments, liens, encumbrances, zoning ordinances, restrictions, and all other matters of record superior to the said Security Deed. The sale will be conducted subject (1) to confirm

gdp1303 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from CHRISTOPHER R ESPENSION AND RESERVED TO THE PROPERTY OF THE PROPERTY

PINOSA and SIBYL KATHRYN ESPINOSA to MORTGAGE ELECTRON-IC REGISTRATION SYS-TEMS

said security Deed. Ine 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. First National Bank of America is the entity with authority to negotiate, amend and modify the terms of the Note and Security Deed. First National Bank of Americas address is 241 East Saginaw, East Lansing, MI 48826. First National Bank of America may be contacted by telephone at 800-642-4578. To the best of the undersigneds knowledge and belief, the porty in possession of the property is believed to be Rafael Alfonseca Cueva and Mi Ae Yang, or tenant(s). First National Bank of America, as Secured Creditor As attorneys-in-fact for the aforesaid Grantor CB Legal, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connector, Suite 350 Atlanta, GA 30342 (770) 392-0041 23-7059

THIS LAW FIRM MAY BE HELD TO BE ACT-TEMS, INC., SGRANTEE, AS NOMINAS GRANTEE, AS NOMINAS EOR UNITED PREMIER FUNDING LLC, ITS SUCCESSORS AND ASSIGNS., dated July 3, 2015, recorded July 17, 2015, in Deed Book 53693, Page 673, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Three Hundred Thirty-Two Thousand on 00/100 dollars (\$332,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to REGIONS BMKD/B/A REGIONS MORT-GAGE, there will be sold, assigned and transferred to REGIONS MORT-GAGE, there will be sold to public outcry to the highest bidder for cash at he Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in June, 2023, all property defirst Tuesday in June, 2023, all property of the highest bidder for cash the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in June, 2023, all property all. THAT PROPERTY SITUATE IN THE COUNTY OF GWINNETT AND STATE OF GEORGIA DESCRIBED AS: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 348 OF THE 61H DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 70, BLOCK A, LINFIELD SUBDIVISION, UNIT II, AS PER PLATS RECORDED PLAT IS INCORPORATED HERSING LOT 70, BLOCK A, LINFIELD SUBDIVISION, UNIT II, AS PER PLATS RECORDED PLAT IS INCORPORATED HERSING LOT 70, BLOCK A, LINFIELD SUBDIVISION, UNIT II, AS PER PLATS RECORDED PLAT IS INCORPORATED HERSING LOT 70, BLOCK A, LINFIELD SUBDIVISION, UNIT II, AS PER PLATS RECORDED PLAT IS INCORPORATED HERSING CONTORING LOT 70, BLOCK A, LINFIELD SUBDIVISION, UNIT II, AS PER PLATS RECORDED PLAT IS INCORPORATED HERSING LOT 70, BLOCK A, LINFIELD SUBDIVISION, UNIT II, AS PER PLATS RECORDED PLAT IS INCORPORATED HERSING AND BEING IN LAND LOT 348 OF THE GROWN LAND LOT 348 OF THE COUNTY OF THE COUNTY OF THE COUNTY OF THE THIS LAW FIRM MAY BE HELD TO BE ACT-ING AS A DEBT COL-LECTOR, UNDER FED-ERAL LAW. IF SO, ANY INFORMATION OB-

Gpn11

TAINED WILL BE USED FOR THAT PUR-POSE. 5/10,17,24,31,2023 Gpn11
gdp1301
Notice of Sale
Under Power
Georgia,
Gwinnett County
Under and by virtue of the
Power of Sale contained in
a Deed to Secure Debt
given by Leslie Smith and
Rodney Smith to Bayrock
Mortgage Copp., dated
June 1, 2004, and recorded in Deed Book 38686,
Page 80, Gwinnett County, Georgia records, as
last transferred to U.S.
Bank, N.A., successor last transferred to U.S. Bank, N.A., successor trustee to Bank of America, NA, sbm LaSalle Bank NA, as Trustee on behalf of the holders of Bear Steams Asset Backed Securities 1 Trust 2004-HE7, Asset-Backed Certificates, Series 2004-HE7 by Asset Backed Deed Book 49094, Page 1, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$322,526.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Court-house door of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in June, 2023, to wit: June 6, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 2 of the 3rd District, Duncans GMD No. 1749, Headright Section, Gwinnett County, Georgia, being Lot 37, Block SS, Treybyme (aka Phase 10B) at Hamilton, as per plat recorded in Plat Book 95, Page 250, Gwinnett County, Records, which plat is hereby incorporated by

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 CHRISTO-PHER R ESPINOSA, SIBYL KATHRYN ESPINOSA, or tenants(s). The sale will be conducted subject (1) to confirmation reference thereto and made a part of this description. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebted ness as and when due and in the manner provided in the Note and Deed to Secure Debt. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorand by law, including attor-neys fees (notice of intent to collect attorneys fees having been given). Said property is commonly known as 3700 Millwater subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (air though not required by law to do so) is: Regions Mortagae, Loss Mitigation Dept., 6200 Poplar Avenue 4th Floor, Memphis, TN 38119-4713. Telephone Number: 800-748-9498. 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. REGIONS MORTGAGE as Attorney in Fact for CHRISTO-PHER R ESPINOSA, SBYL KATHRYN ESPINOSA THE BELOW LAW FIRM MAY BE HELOW LAW FI

> Ad Run Dates Ad Hun Dates 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023 rlselaw.com/property-listing#ng 5/10,17,24,31,2023

Gpn11
gdp1304
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
Grasa L. Miller and Jovan
A. Miller to Mortgage Electronic Registration Systems, Inc., as nominee for
Carrington Mortgage Services, LLC (the Secured
Creditor), dated December
31, 2018, and Recorded
on January 4, 2019 as
Book No. 56349 and Page
No. 645, Gwinnett County,
Georgia records, conveying the after-described
property to secure a Note
of even date in the original
principal amount of
\$206,196.00, 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,
Georgia Records, there
will be sold by the undersigned at public outcry to
the highest bidder for cash
at the Gwinnett County,
Georgia, he following described property: All that
tract or parcel of land lying
and being in Land Lot 338,
4th District, Gwinnett
County, Georgia, being
Lot 12, Block A, Brittany
Downs Subdivision, as per
plat recorded in Plat Book
44, page 224, revised in
Plat Book 54, page 78,
Gwinnett County, Georgia
records, which recorded
plat is incorporated herein
by reference and made a
part of this description.
Tax ID: R4338 048 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 indebted. ness as and when due and in the Note and Security Deed. Because the debt remains in default, this sale will be made for the purpose of paying the the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by

this sale, as provided in the Security Deed and by law, including attorney' fees (no-tice of intent to collect attorneys 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 Douglass Road, Suite 110 and 200-A, Anaheim, CA 92806-5951. Please note that, pursuant to O.C.G.A. §44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 3941 BRITTAN GLADE TRAIL, SNELLVILLE, GA 30039 s/are: Grasa L. Miller and TAN GLADE TRAIL, SNELLVILLE, GA 30039 is/are: Grasa L. Miller and Jovan A. Miller or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not due and navable). (b) es 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. set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions covenants etc. nances, easements, restrictions, covenants, etc.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited. 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 & Amp; Gregg, LLC. Carrington Mortgage Services, LLC as Attorney in Fact for Grasa L. Miller and Jovan A. Miller. 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)-59078. File: 23-41935 5/10,17,24,31,6/7,14,21,28 2023