

9075 Foreclosures

WELLS FARGO BANK, N.A. holds the duly endorsed Note and is the current assignee of the Security Deed to the subject property known as 2244 Centenary Main Street, Dulac, GA 30019. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on the property in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys' fees (notice of intent to collect attorneys fees having been given).

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Gordillo and Elsa Sogrerio Ruiz Contact: Padgett Oak Road: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520; 5:10,17,24,31,2023

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following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not levied and payable); the right of redemption of any taxing authority; matters which would be disclosed 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.

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

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1/4 inch rebar; THENCE North 88 degrees 32 minutes 37 seconds East for a distance of 100.01 feet to a 1/2 inch rebar; THENCE following the TRUE POINT OF BEGINNING.

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Fact for Charlotte E. Dudley File no. 23-07972 LOGS LEGAL GROUP LLP Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA 30346

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SION, AS PER PLAT RECORDED IN PLAT BOOK 145, PAGE 273 GWINNETT COUNTY, GEORGIA RECORDS, INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION.

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Pursuant to O.C.G.A. § 44 14 162.2, FAY SERVICING LLC may be contacted at: FAY SERVICING LLC, 425 S. FINANCIAL CENTER, SUITE 600, CHICAGO, IL 60605, 800 495 7166. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is required to amend or modify the terms of the loan.

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92705-8881-403-4115, TS # 12023-0551-GA For sale information, contact: Ruben C. Morales at 902-998-4700 or sales@nestorstrust.com

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THE BEST OF THE KNOWLEDGE AND BELIEF OF THE UNDERSIGNED, THE OWNER AND PARTY IN POSSESSION OF THE PROPERTY IS COURTNEY WHACK, OR TENANT(S).

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