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 Robert Taylor and Palma L Taylor or a tenant or tenants and said property is more commonly or tenants and said property is more commonly known as 4250 Horder Ct, Snellville, Georgia 3039. Should a conflict arise between the property address and the legal description the legal description will control.

gal description will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the

Bankruptcy Code and (2) baility code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

Nationstar Mortgage LLC as Attorney in Fact for Robert Taylor and Pal-

McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076

ROSWEII, GA 30076
15:54
Poge 2
www.foreclosurehotline.nef
EXHIBIT A
ALL THAT TRACT OR
PARCEL OF LAND LYING AND BEING IN
LAND LOT 3 OF THE
6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 2,
BLOCK C, WYNTERSET
LAKES SUBDIVISION,
AS PER PLAT
RECORDED IN PLAT
BOOK 42, PAGE 294,
GWINNETT COUNTY,
GEORGIA RECORDS,
WHICH PLAT IS INCORPORATED, HEREIN, BY

GEORGIA RECORDS, WHICH PLAT IS INCOR, PORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. SAID PROPERTY BEING KNOWN AS 4250 HORDER COURT ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGIA. APN: R6003 083 BEING THE SAME PROPERTY CONVEYED TO ROBERT TAYLOR AND PALMA L. TAYLOR, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON BY DEED FROM SATELLAND DONNAR. JAMES MICHAEL CASTEEL AND DONNA R.
CASTEEL RECORDED
08/07/2017 IN DEED
BOOK 55310 PAGE 822,
IN THE OFFICE OF
THE CLERK OF THE
SUPERIOR COURT OF
GWINNETT COUNTY,
GEORGIA.
MR/mac 66//23
Our file no 22-09322/GA =

Our file no. 22-09322GA -FT2 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023

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

Gpn11
gdp1250
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
Sayla A. Mason and Ben
E. Mason to Mortgage
Electronic Security Deed given by
Systems, Inc., as nominee
for Homestar Financial
Corp. (the Secured Creditor), dated April 11, 2017, and Recorded on April 24, 2017 as Book No. 55071
and Page No. 85, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even
date in the original principal
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 underthe Gwinnett County, Georgia Records, there will be sold by the under-signed at public outcry to the highest bidder for cash Courthouse within the le

gal hours willin tile degal hours of sale on the first Wednesday in July, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 138 of the 5th District, Gwinnett County, Georgia being Lot 110, Block C, Silver Oak Subdivision, Unit 1, as per plat recorded in Plat Book 114, Pages 26-29, Gwinnett County, Georgia Records, which plat is incorporated hereto and made a part hereof by reference. Tax ID: R5138-195 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 and when due and in the manner provided in the Mote 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 attomey's fees (notice of intent to collect attorney's fees having been given). Carrington Mortgage services, LLC holds the duivendorsed Note and is the current assignee of the Security Deed to the prop-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

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 propers. partyparties in posses-sion of the subject proper-ty known as 455 NAPA VALLEY LANE, LAWRENCEVILLE, GA 30045 is/are: Shayla A. Mason and Ben E. Mason 30045 is/are: Shayla A. Mason and Ben E. Mason ard Ben E. Mason ard Ben E. Mason ard Ben E. Mason ard Sen E.

Foreclosures ed 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 & Samp; Gregg, LLC Carrington Mortgage Ser-vices, LLC as Attorney in Fact for Shayla A. Mason and Ben E. Mason. Any in-formation obtained on this matter may be used by the matter may be used by the debt collector to collect the debt collector to collect the debt. Bell Carrington Price & Samp, Gregg, LLC, 339 Heyward Sfreet, 2 nd Floor, Columbia, SC 29201 (803)- 509-5078. File: 23-41723 5/7,10,17,24,31,6/7,14,21, 28,2023

Gpn11
gdp1253
NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Nikolas Nemeth to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Milend, Inc., its successors and assigns dated 6/13/2018 and recorded in Deed Book 57058 Page 160
Gwinnett County, Georgia records; as last transferred to or acquired by Citizens Bank, N.A., conveying the after-described property to secure a Note in the original principal principal graining of the secure of the se N.A., conveying the after-described property to secure a Note in the original principal amount of \$179,900.00, with interest at the rate specified therein, there will be sold by the undersigned of public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on June 6, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

ON SUM HIGHIN, HIGH POPER PROPERTY:

ALL THAT TRACT OR PARCEL OF LAND LY.

HIG AND BEING IN LAND LOT 350 OF THE ATT POPER PROPERTY OF LOT 27 AND PART OF LOT 27 AND PART OF LOT 27 AND PART OF LOT 28, BLOCK C, NORRIS LAKE SHORES SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIBED AS 100

DOSS. RIGHT AS 1

BEGINNING AT AN IRON PIN LOCATED ON THE SOUTHEAST-ERLY SIDE OF THE RIGHT OF WAY) OF FIGHT OWER TRAIL (50)
FEET RIGHT OF WAY) (FORMERLY KNOWN AS NORRIS LAKE ROAD), 547.2 FEET SOUTHWESTERLY AS MEASURED ALONG THE SOUTHWESTERLY AS MEASURED ALONG THE SOUTHEAST-ERLY SIDE OF THE RIGHT OF WAY OF HIGHTOW-ER TRAIL FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHEAST-ERLY SIDE OF THE RIGHT OF WAY OF DONALD ROAD; THENCE RUN SOUTH AS DESCRIBED TO WAY OF THE RIGHT OF WAY OF HIGHTOW-ER TRAIL, 82.5 FEET OAN IRON PIN LOCATED ON THE LINE DIVIDING LOTS 26 AND SUBDIVISION; THENCE RUN SOUTH AS SIDE OF THE RIGHT OF WAY OF HIGHTOW-ER TRAIL, 82.5 FEET OAN IRON PIN LOCATED ON THE LINE DIVIDING LOTS 26 AND SUBDIVISION; THENCE RUN SOUTH 407 DEGREES 39 MIN-UTES 33 SECONDS EAST, ALONG THE LINE DIVIDING SAID LOTS 26 AND 27, 160.48 FEET TO AN IRON PIN; THENCE NORTH 14 DESCRIBES 35 MIN-UTES 36 SECONDS EAST, ALONG THE LINE DIVIDING SAID LOTS 26 AND 27, 160.48 FEET TO AN IRON PIN; THENCE NORTH 14 DESCRIBES 35 MIN-UTES 36 SECONDS EAST, 42.5 FEET; THENCE NORTH 14 DESCRIBES 35 MIN-UTES 36 SECONDS EAST, 42.5 FEET; THENCE NORTH 14 DESCRIBES 35 MIN-UTES 36 SECONDS EAST, 42.5 FEET; THENCE NORTH 14 DESCRIBES 35 MIN-UTES 36 SECONDS EAST, 42.5 FEET; THENCE NORTH 14 DESCRIBES 35 MIN-UTES 36 SECONDS EAST, 42.5 FEET; THENCE NORTH 14 DESCRIBES 35 MIN-UTES 36 SECONDS EAST, 42.5 FEET; THENCE NORTH 14 DESCRIBES 35 MIN-UTES 36 SECONDS EAST, 42.5 FEET; THENCE NORTH 14 DESCRIPTION TO THE SOUTH 15 MIN THE SOUTH 15 MIN THE SOUTH 14 DESCRIPTION TO THE SOUTH TO THE

GREES 15 MINUTES 18 SECONDS WEST, 174.32 FEET TO THE POINT OF BEGINNING; BE-ING IMPROVED PROP-OF BEGINNING, BEING IMPROVED PROPERTY KNOWN AS 8463 HIGHTOWER TRAIL ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, THE FOREGOING DESCRIPTION BEING MADE IN ACCORDANCE WITH A SURVEY OF SAID PROPERTY PREPARED FOR RICHARD C. MCDARIS BY GEORGIA LAND SURVEYING COMPANY, INC., DAT-

DARIS BY GEORGIA
LAND SURVEYING
COMPANY, INC., DATED 11/18/1991.
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 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 attorneys fees (notice of intent to collect attorneys fees having been given).

Said property is commonly known as \$463 Hightower Trl, Snellville, GA 30039 together with all fixtures and personal

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 possession of the subject property is (are): Niko-las Nemeth or tenant or tenants.

tenants.
Citizens Bank, NA is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortage.

gage. Citizens Bank, NA 10561 Telegraph Road Glen Allen, Virginia 23059 877-745-7364

Note, however, that such entity or individual is not 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 a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property against the property whether due and payable or not yet due and payable and which may 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 accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, resping ordingnees, reliens, 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-

Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial

sales in the State Georgia, the Deed Under Power and other foreclo-sure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately

Foreclosures

9075

obove.

Citizens Bank, N.A. a agent and Attorney in Fact for Nikolas Nemeth Aldridge Pite, LLP, Six Piedmont Center, 3825 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 2026, 4043 894 700

Suite 700, Atlanta, Georgia 30305, (404) 994-7400.
2116-021A
THIS LAW FIRM MAY
BE ACTING AS A DEBT
COLLECTOR ATT
EMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. 2116-021A
05/10/2023, 05/17/2023, 05/10/2023, 05/17 05/24/2023, 05/31/2023.

Gpn11

Gpn11 gdp1283 STATE OF GEORGIA COUNTY OF GWIN-NETT NOTICE OF SALE UN-DER 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 recorded in Deed Book 56462, Page 427, Gwinnett County records, aid Security Deed being last transferred to NATION-STAR MORTGAGE LLC in Deed Book 56994, Page 619, 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 June 66, 2023, the property in said Security Deed and described as follows:

ALL THAT PIECE, PARCEL OR LOT OF LAND LYING AND BEING IN LAND LOT 261 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, LOT 238, BLOCK A, STONE HAVEN, UNIT 24, GWINNETT COUNTY, GEORGIA, LOT 238, BLOCK A, STONE HAVEN, UNIT 24, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY IN CORPORATED HEREBY

signeds knowledge, the party or parties in pos-session 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 Deed. The debt remaining in default, this sale will be made for the purpose of paying the 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

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 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 probibited under the U.S. that the sale is not upon that the sale is not upon bit and refuel and (2) final confirmation 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 negotiate, amend, and modify all terms of the mortage is as follows: Nationstar Mortage LLC d/b/a Mr. Cooper 1875 Cypress Waters Blod.

BIVd.
Coppell, TX 75019
1-888-480-2432
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 modify the terms of 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.
NATIONSTAR MORTGAGE IJ. C. as Attorney.

INATIONSTAR MORT-GAGE LLC, as Attorney-in-Fact for ALLEN WYZARD Robertson, ALLEN WYZARD Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, 6A 30097 Phone: 470.321.7112 Firm File No. 23-110393 – 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 Mortagae given by Rashid 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 secure a Note in the original principal amount of TWO HUNDRED FORTY-ONE THOUSAND SIX HUNDRED FORTY-ONE THOUSAND SIX HUNDRED FIFTY-SIX AND 0/100 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 Foreclosures 9075 Foreclosures encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the

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 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. § 3.1-1.1 having been given). of record superior to the Security Deed first set out above. Said sale will be conducted subject to the followins: (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. The name, address, and telephone number of the 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: Selene Finance LP 3501 Olympus Boulevard, 5th Floor, Suite 500 Dallas, TX 75019 877-768-3759 Note that pursuant to 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 most Note that pursuant to O.C.G.A. § 44-14-162.2, the

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 COLLECTOR TEMPTING TO COL-LECT A DEBT. ANY INFORMA-TION OBTAINED MAY BE USED FOR THAT PURPOSE. U.S. BANK TRUST NA-TIONAL ASSOCIATION, NOT IN ITS INDIVIDU-AL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, as Attorney-in-Fact for

05/10/2023.

Georgia Records and as modified by that certain Loan Modification Agree-

Loan Modification Agree-ment recorded in Deed Book 60347, Page 610, Gwinnett County, Geor-gia Records, as last transferred to Freedom Mortgage Corporation by assignment recorded in Deed Book 59895, Page 136, Gwinnett County, Gentrial Pecords

Deed Book 59895. Page 136, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED NINETY-ONE 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 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 ADEA PART HEREOF

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

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. §
23.311) househow its

pursuant to U.C.G.A. 13-1-11 having been giv-

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 assessi

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,

out any representation, warranty or recourse against the above-named 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, 10500 Kincaid Drive, Fishers, IN 46037, 855-690-5900. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Crystal Meekins and Jordan Holl or a tenant or tenants and said property is more commonly known as 2943 Brooks Dr, Snellville, Georgia 30078. 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. Bankruptyc Code and (2) to final confirmation and audit of the status of the loan with the holder of the eccurity deed.

security deed.
Freedom Mortgage Corporation

as Attorney in Fact for Crystal Meekins and Jor-

McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 15:59

Page 2

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,

SUBDIVISION, SEC-TION ONE, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 1, PAGE 227, GWINNETT COUN-TY, GEORGIA RECORDS, WHICH PLAT IS INCORPORAT-ED HEREIN BY REFERENCE THERE-

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 " 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 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.

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, Hoschton, Georgia 30548. 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.
Lakeview Loan Servic-

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

WWW.Toreclosurenorline.net
20:45
Page 2
EXHIBIT A
4375
MULBERRY
RIDGE LANE,
HOSCHTON, GEORGIA
30548
ALL THAT TRACT OR
PARCEL OF LAND LYING AND BEING IN
DUNCAN G.M.D. 1749
OF GWINNETT COUNTY, GEORGIA, BEING
LOT 49, BLOCK A, HOLMAN PLACE SUBDIVISION, UNIT ONE, AS
PER PLAT RECORDED
IN PLAT BOOK 90,
PAGE 245, GWINNETT
COUNTY, GEORGIA
RECORDS, WHICH
PLAT IS INCORPORAT-RECORDS, WHICH PLAT IS INCORPORAT-ED HEREIN BY REF-ERENCE AND MADE A PART HEREOF. TAX ID # R3003 628

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

us/z4/z0z3, 05/31/2023.

Gpn11
gdp1286
STATE OF GEORGIA
COUNTY OF GWINNETT
NOTICE OF SALE UNDER POWER
Pursuant to the power of
sale contained in the Security Deed executed by
GARY
CLARKE to MOPT.

curity Deed executed by GARY CLARKE to MORT-GAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FINANCE 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 transferred to U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 RCF 2 ACQUISITION TRUST in

RCF 2
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 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 LY
ING AND BEING IN
LAND LOT
190 OF THE 7TH JUDICIAL DISTRICT OF 190 OF THE 7TH JUDI-CIAL DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING KNOWN AND DESIG-NATED AS LOT 2 OF BLOCK M, GLENDE-VON AT MORN-INGVIEW, PHASE "G" UNIT ONE, AS MORE PAR-TICULARLY DE-

ONE, AS MOVE PARTICULARLY DESCRIBED ON A PLAT OF SURVEY RECORDED AT PLAT BOOK 84, PAGE 60, WINNETT COUNTY GEORGIA RECORDS REFERENCE TO SAID PLAT OF SURVEY AND THE RECORD THEREOF BEING HERBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION. PARCEL ID: R7190 059 Said property being

PARCEL ID: R7190 059
Soid 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
is/are GARY CLARKE or
tenant(s).
The debt secured by said

is/are GARY CLÁRKE 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);

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,

9075 Foreclosures PARCEL ID#: R5092 120 MR/chr 6/6/23 Our file no. 23-11445GA – FT17 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023.

GPN11 gdp1288 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 Barbara Sawyer
to Mortgage Electronic
Registration Systems,
Inc., as grantee, as nominee for Shelter Mortgage
Company, LLC dba Fairfield Mtg, its successors
and assigns, dafed 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 Book 5872, 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
0/100 DOLLARS
(\$111,375.00),
with interest thereon as
set forth therein, there
will be sold at public outcry to the highest bidder
for cash before the court-

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 Wednesday in July,
2023, the
following described property:

ACQUISITION TRUST, as Attorney-in-Fact for GARY CLARKE Robertson, Anschutz, Schneid, Crane & Description of the Company of the 05/17/2023. 05/10/2023, 05/17/2023,
05/24/2023, 05/31/2023.

Gpn11
9dp1287
NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
Under and by virtue of

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 grantee, as nominee for Freedom Mortgage Corporation, its successors and assigns, dated June 18, 2019, recorded in Deed Book 56676, Page 519, Gwinnett County, Georgia Records and as

Georgia Records, which said Plat is incorporated herein by this reference and

05/10/2023, 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 UNDER 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
Systems and Jossigns,

successors and assigns, dated April 10, 2012, recorded in Deed Book 51401, Page 884, Gwinnett County, Geor-gia Records and as modi-Gwinieri County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 58985, Page 186, Gwinnett County, Georgia Records, as last transferred to Lakeview Loan Servicing, LLC by assignment recorded in Deed Book 52954, Page 528, Gwinnett County, Georgia Records, conveying the after-described property to secure a Nate in the original principal amount, of one divided in the original principal amount of ONE HUNDRED NINE-TY-SIX THOUSAND EIGHT HUNDRED SEVENTY-NINE AND 0/100 DOLLARS 0/100 DOLLARS (\$196,879.00), with inter-est thereon as set forth therein, there 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 de-scribed property: SEE EXHIBIT A AT-TACHED HERETO AND MADE A PART HERE-

9075

Foreclosures

MADE A PARI HERE-OF
The debt secured by soil
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

refry:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF
The debt secured by said

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 aftornev'5 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, any assesssurvey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any mathers 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

the above-named or the undersigned.
MIDFIRST BANK is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

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, 800-6544566.
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
Barbara Sawyer or a ten-

monly known as 3405 Newcastle Way, Snel-lville, Georgia 30039. Should a conflict arise between the property ad-dress and the legal description the legal dedescription 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 security deed. MIDFIRST BANK

MIDFIRST BANK
as Attorney in Fact for
Barbara Sawyer
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
16:13
Page 2
www.foreclosurehotline.net
EXHIBIT A
All that tract or parcel of
land lying and being in
Land Lot 18 of The 6th
District, Gwinnett Coun-

ty, Georgia, Being Lot 43, Block C, Unit Two, Cen-terville North as per plat recorded in Plat Book 3, Page 240, Gwinnett County,

made a part of this demade a parr or this description, being improved property. MR/ca 7/5/23 Our file no. 52377408 – FT17 05/10/2023, 05/17/2023, 05/31/2023, 06/07/2022, 06/07/2022, 06/07/2022, 06/07/2022, 06/07/2022, 06/07/2022, 06/07/2022, 06/07/2022, 06/07/2022, 06

detault, 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 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, 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. Lokeview Loan Servicting Dead for the security page 1850.

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 authority to negotiate, amend, and modify all terms of the mortgage with the control of the mortgage with the with the debtor is: M&T

Bank , One Fountain Plaza, Buffalo, NY 14203, 800-724-1633. 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 Taira Elizabeth Duncan or a tenant or regats. Taira Elizabeth Duncan or a tenant or tenant or tenant and said property is more commonly known 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 confird ed subject (1) to confirmation that the sale is

ed 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. 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-line.net EXHIBIT A All that tract or parcel of land lying and being in Land Lot 286 of the 6th District, Gwinnett County, Georgia, being Lot 33, Medlock Trace Subjelivi-

District, Gwinnett County, Georgia, being Lot 33, Medlock Trace Subdivision, 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 herein by this reference and made a part of this description. Said property being known as 3181 scription. Said property being known as 3181 Rock Port Circle accord-ing to the present system of numbering property in Gwinnett County, Geor-gia. 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 adp1290

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
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 THOUSAND AND 07100 DOLLARS (\$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:
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 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).

n). 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 mating authority, any mat-ters which might ters 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 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.
Wells Fargo Bank, N.A., S/B/M to Wachovia Bank, National Association is the holder of the Security Deed to the property in 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: Wells Fargo Home Mortgage a div. of Wells Fargo Bank, N.A., 1 Home Campus, MAC# X2303-02D, Des Moines, 1A 50328, 1-888-508-8811. Note, however, that such IA 30.528, 1-888-508-8811. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

9075 Foreclosures To the best knowledge and belief of the under-signed, the party in pos-session of the property is 9075

Foreclosures

session of the property is Linda Susan GreenSteadham or a tenant or
tenants and said property is more commonly
known as 537 Eastside
Dr. Dacula, Georgia
30019. Should a conflict
arise between the property address and the
gal description will control.
The sale will be conducted subject (1) to confirmation that the sale is
not prohibited under the
U.S. Bankruptcy Code

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.

Wells Fargo Bank, N.A., S/B/M to Wachovia Bank, National Association as Attorney in Fact for Linda Susan Green-Steadham McCalla Raymer Leibert Pierce, LLC

RAYINE LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-line.net EAHBIT A

line.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 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 more particular and complete description of said property. MR/ca 66/23
Our file no. 539108 – FT5 05/10/2023, 05/17/2023, 05/17/2023, 05/17/2023, 05/17/2023, 05/24/2023, 05/31/2023.

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

Gpn11
gdp1293
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

sacurity deed executed by Raequiyah T. Sanderfur, hereinafter referred to as Grantor, to Mortgage Electronic Registration Systems, Inc., as nominee for LOANDEPOT.COM, LTC 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 attorney-in-fact is the present holder of said security deed, and and one 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 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 114 of the 5th Land District, Gwinnett County, Georgia, in the City of Lawrenceville, being designated as Lot 29, Block A, Unit Two, Regal Estates, as shown on a Plat Book 10, Page 226, Gwinnett County Records, which plat is incorporated herein by reference and made a part of this description. Parcel ID Number: R5114 212. Subject

ber: 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 subject to the following items which may affect the title: any out-standing ad valorem taxes (including taxes which are a lien but not yet due and payable); any matters which might be disclosed by an accurate survey and inspection of the property;

any 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 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. 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 undersigned'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 attomey-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-

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

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 excuted by Rafael Alfonseca Cuevas, hereinofter
referred to as Grantor,
to First National Bank of
America recorded in
Deed Book 57673, begin-

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 a default under the terms of said security deed, and the related note, the undersigned attorney-inor sala 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 Plat Book 11, Page 79, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a part hereof. Being known as 4678 Sierra Ct according to the present numbering system in Gwinnett County, Georgia. Said lesystem in Gwinnert County, Georgia, Said legal description being controlling, however, the Property is more commonly known as: 463 and sierra Ct, Duluth, 6A 30096 Said property will be sold on an as-is basis without any representation, warranty or recourse against the abovenamed or the undersigned. The sale will be subject to the following items which may affect the title: any outstanding at valorem taxes (including taxes which are a lien but not yet due and payable); any matters which might be disclosed by an accurate survey and inspection of the property; any assessments, liens, encumbrances, restrictions, and all other matters of record superior to the said Security Deed. The sale will be conducted subject (1) to 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 row, East Lansing, MI
48826. First National
Bank of America may be
contacted by telephone
of 800-642-4578. To the
best of the undersigneds
knowledge and belief, the
party in possession of the
property is believed to be
Rafael Alfonseca Cuevas
and Mi Ae Yang, or tenant(s). First National
Bank of America, as 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 237059
THIS LAW FIRM MAY
BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY
INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.
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 Lesile Smith and
Rodney Smith to Bayrock
Mortgage Corp., 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
trustee to Bank of America, NA, Sbm LaSalle Bank
NA, as Trustee on behalf
of the holders of Bear
Steams Asset Backed Securities I Trust 2004-HE7
Asset-Backed Certificates,
Series 2004-HE7 by Assignment recorded in
Deed Book 49094, Page
1, Gwinnett County, Geor
gia 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 at the rate specified there-in, there will be sold by the undersigned at public out-cry to the highest bidder for cash before the Court-house door of Gwinnett County, Georgia, within the legal hours of sale on 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 part of the 3rd District, Duncans GMD No. 1749, Headright Sec-NO. 1749, Fleating To Section, Gwinnett County, Georgia, being Lot 37, Block SS, Treybyme (aka Phase 10B) at Hamilton Mill - A Home Town Subdivision as ner plat record-

vision, as per plat recorded in Plat Book 95, Page 250, Gwinnett County Records, which plat is bereby incorporated by 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, faillure to pay the indebtedness as and when due and in the manner provided in the Mote 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 attorneys fees (notice of intent to collect attorneys fees having been given). Said property is commonly known as 3700 Millwater 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 outstanding ad valorem taxes (including taxes which are a lien, but not limited to, assessments, liens, encumbrances, zoning or dinances, assements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation and audit of the status of the loan with the holder of the security that has full authority to negotiate, amend and mority all terms of the moritgage with the debtor is: Select Portfolio Servicing, Inc. Attention: Loss Mitigation Department 2917 S. Decker Lake Drive Salt Lake City, Utah