9075

Foreclosures

Foreclosures R4119 1-888-818-6032
The foregoing notwithstanding, nothing in
OC.G.A. Section 44-14162.2 shall be construed
to require the secured
toreditor 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 behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being U.S. Bank, N.A., sucessor trustee to Bank of America, NA, sbm LaSalle Bank NA, as Trustee on behalf of the holders of Bear Stearms 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 30339 404.252.6385

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PUIPDESE 9075

TAINED WILL BE USED FOR THAT PURPOSE. FC18-016 5/10,17,24,31,2023

Gpn11

NOTICE OF SALE UNDER POWER GEORGIA,
GWINNETT COUNTY
By virtue of a Power of
Sale contained in that certain Security Deed from
CHRISTOPHER R ESPINOSA and SIBYL
KATHRYN ESPINOSA to
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
GRANTEL R. INC., AS
SIGNS., dated July 3,
2015, recorded July 17,
2015, in Deed Book
S3693, 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
and 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 BANK
D/B/A REGIONS MORTGAGE, there will be sold
the Gwinnett County
Courthouse, within the legal hours of sale on the
first Tuesday in June,
2023, all property: At
the Gwinnett County
Courthouse, within the legal hours of sale on the
first Tuesday in June,
2023, all property
GEORGIA DESCRIBED AS: ALL THAT
HAT PROPERTY SITUATE IN THE COUNTY OF
GEORGIA DESCRIBED AS: ALL THAT
BOOK 61, PAGE 15
AND PLAT BOOK 61,
PAGE 195, SAID COUNTY,
GEORGIA, BEING LOT
70, BLOCK A, LINFIELD
SUBDIVISION, UNIT II,
AS PER PLATS
RECORDED AT PLAT
BOOK 61,
PAGE 195, SAID COUNTY,
GEORGIA, BEING LOT
70, BLOCK A, LINFIELD
SUBDIVISION, UNIT II,
AS PER PLATS
RECORDED AT PLAT
BOOK 61,
PAGE 195, SAID COUNTY,
GEORGIA, BEING LOT
70, BLOCK A, LINFIELD
BY REFERENCE AND
PLAT BOOK 61,
PAGE 195, SAID COUNTY,
GEORGIA, BEING LOT
70, BLOCK A, LINFIELD
BY REFERENCE AND
PLAT BOOK 61,
PAGE 195, SAID COUNTY,
GEORGIA, BEING LOT
70, BLOCK A, LINFIELD
BY REFERENCE AND
PLAT BOOK 61,
PAGE 195, SAID COUNTY,
GEORGIA, BEING LOT
70, BLOCK A, LINFIELD
BY REFERENCE AND
PLAT BOOK 61,
PAGE 195, SAID COUNTY,
GEORGIA, BEING LOT
70, BLOCK A, LINFIELD
BY REFERENCE AND
PLAT BOOK 61,
PAGE 195, SAID COUNTY,
GEORGIA, BEING LOT
70, BLOCK A, LINFIELD
BY REFERENCE AND
PLAT BOOK 61,
PAGE 195, SAID COUNTY
PRECORDED AT PLAT
BOO

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, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. ments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrubty Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. §9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Funds used at sale shall be in certified funds and payable to Bell Carrington Mortgage Serdefault, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice be in Certilieu initias ampayable to Bell Carrington Price & Samp; 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 callect the debt. to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, warranty or recourse against the aboven and or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any faxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property, all zoning ordinances; assessments; liens; encumatters 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, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibto collect same having been given) and all other

collect the debt.
Bell Carrington Price &
Gregg, LLC, 339 Heyward Street, 2 nd Floor,
Columbia, SC 29201
(803)-509-5078. File: 2341935
5/10,17,24,31,6/7,14,21,28
2023

ct the debt.

Gpn11
gdp1304
NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Alina Tampa to Citibank, N.A. dated 2/1/2008 and recorded in Deed Book 48627
Page 234 Gwinnett County, Georgia records; as Page 234 Gwinnett County, Georgia records; as last transferred to or acquired by Citibank, N.A., conveying the after-described property to secure a Note in the original principal amount of \$205,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse ne 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 The entity. before the Courthouse door of Gwinnett County, 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: Security Deed. The entity having full authority to ne-gotiate, amend or modify all terms of the loan (alall terms of the loan (although not required by law to do so) is: Regions Mortgage, 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 following described property:
ALL THAT TRACT OR
PARCEL OF LAND LY
ING AND BEING IN
LAND LOT 22 OF THE
TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 18,
BLOCK E, IVEY
CHASE, UNIT II,
PHASE 1, AS PER PLAT
RECORDED IN PLAT
BOOK 106, PAGES 241243, GWINNETT COUNTY, GEORGIA
RECORDS, SAID PLAT
BEING INCORPORATBEING MOCRPORATED HEREIN AND
MADE REFERENCE
HERETOL

be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. REGIONS BANK D/B/A REGIONS MORTGAGE as Attorney in Fact for CHRISTO-PHER R ESPINOSA, SIBYL KATHRYN ESPINOSA THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURENDED FOR THAT PURENDED FOR THAT PURENDIN Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. REG-22-05946-7

MADE TREFERENCE HERETO.

HERETO.

TOUCHSTONE
FROM TOUCHSTONE
F Ad Run 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

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

Foreclosures 9075 Foreclosures Book No. 56349 and Page No. 645, Gwinnett County, Georgia records, convey-ing the after-described expenses of this sale, as provided in the Security Deed and by law, includ-ing attorneys fees (notice 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 Courthouse within the legal hours of sale on the first Wednesday in July, 2023, the following defended in July, 2023, the 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 of intent to collect attor-neys fees having been 9075

Foreclosures

9075

neys fees having been given).
Said property is commonly known as 2170 Indian Ivey Ln, Dacula, GA 30019-3303 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): Alina Tampa or tenant or ten-

ants.
Cenlar, FSB is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
Cenlar, FSB Mortgage.
Cenlar, FSB Mortgage Servicing Representative 425 Philips Boulevard Ewing, NJ 08618 customerservice@lognad-

Ewing, NJ 08618
customerservice@loanadministration.com 1-800223-6527
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 a lien, but not yet
due and payable), (b) unpaid _water or _sewage

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 posses-

the undersigned, the party/parties in possession of the subject property known as 3941 BRITTAN GLADE TRAIL, SNELLVILLE, GA 30039 is/are: Grasa L. Miller and Jovan A. Miller or tenant/tenants Said property.

tenant/tenants. Said prop erty will be sold subject to (a) any outstanding ad val-orem taxes (including tax-es which are a lien, but not paid water of sewage bills that constitute a lieu and 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 accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, 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 regarding 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

provided immediately above.
Citibank, N.A. as agent and Attorney in Fact for Alina Tampa
Aldridge Pite, LLP, Six Piedmont Center, 3525
Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400.
1010-1969A 1010-1999A
THIS LAW FIRM MAY
BE ACTING AS A DEBT
COLLECTOR AT
TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. 1010-1969A
05/10/2023, 05/11/2023,
05/24/2023, 05/31/2023.

Gpn11 gdp1305 NOTICE OF SALE UNDER POWER CONTAINED IN SECURITY DEED STATE OF GEORGIA, COUNTY OF Gwinnett

OF Gwinnett
Pursuant to a power of sale contained in a certain security deed executed by Jeff LaMont and Erica La-Mont, hereinafter referred to as Grantor, to JPMorgan Chase Bank, N.A. recorded in Deed Book 51500, beginning at page 147, 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 at the usual place of conducting Sheriff's sales in said county within the legal hours of sale, 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 364, 7TH District, Gwinnett County, Georgia, being Lot 113. Laurel Park security deed executed by Jeff LaMont and Erica La-364, 7TH District, Gwinnett County, Georgia, being Lot 113, Laurel Park
Subdivision, Phase TwoB, as per plat recorded in
Plat Book 88, page 64,
Gwinnett County, Georgia
records, which plat is
hereby referred to and
made a part of this description. Said legal description. Said legal description being controlling,
however, the Property is
more commonly known more commonly known as: 6469 Mobilis Court, Sugar Hill, GA 30518 Said property will be sold on an as-is basis without 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 outstanding 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, zonling ordiof 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 is the entity with authority to negotiate, amend and MidFirst Bank, through its division Midland Mortgage address is 999 N.W. Grand Bivd., Oklahoma City, OK 73118. MidFirst Bank, through its division Midland Mortgage may be contacted by telephone at 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 Jeff LaMont aka Jeff T. LaMont and Erica LaMont and Lyle LaMont, or tenant (s). MidFirst Bank, tas

tór of Estate of Jeffrey Thomas LaMont, or tenant (s). MidFirst Bank, as Transferee, Assignee, and Secured Creditor As attor-ney-in-fact for the afore-series and Grantor CB Legal, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connec-tor, Suite 350 Atlanta, GA 30342 (770) 392-0041 22-6885 Said property may more commonly be known as 322 Creek Bottom Rd, Loganville, GA 30052. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys fees (notice of intent to collect attorneys fees having been 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

given).
The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is Broker Solutions Inc. dba New American Funding, New American Funding (20 Home Retention Department 11001 Lakeline Blvd. Ste. 325 Austin, TX 78717 Said property will be sold on an as-is basis without only representation, warranty or recourse against the above-named or the undersigned. The sale

Foreclosures

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Gpn11
gdp1331
NOTICE OF SALE
UNDER POWER
STATE OF GEORGIA,
COUNTY OF GWINNETT
By virtue of a Power of Sale contained in that certain Security Deed from Jon Michael Stops to MORTGAGE ELECTRON-IC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SUNTRUST MORTGAGE INC., dated September 19, 2007 and recorded on September 25, 2007 in Deed Book 48299, Page 67, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Niners thereon as provided therein, as last transferred to Specialized Loan Servien, as last sevined to the specialized Loan Servien, as last will also seven and to specialized Loan Servien, as last will also seven as dead to the monthly installments on said property will be sold on an as-is basis without any representation, warranty or recours against the downsing devents of default, non-particular devents and seven and seven and seven undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including daxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Kenneth Bryan Jackson and or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code and 2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Broker Solutions Inc. dba New American Funding as Attorney-in-Fact for Kenneth Bryan Jackson

Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 Ad Run Dates: 05/10/23; 05/17/23; 05/24/23; 05/31/23

Gpn11 gdp1427 NOTICE OF SALE UN-DER POWER GWINNETT COUNTY,

GEORGIA
Under and by virtue of
the Power of Sale contained in that certain
Deed to Secure Debt and
Security Agreement given by Amir Farhoosh (Borrower) to and in favor of John Jamont (Lender) dated March (Lender) dated March 20, 2020, and recorded in Deed Book 57349, Page 718, et seq., of the Gwinnett County, Georgia land records. Said Deed to Secure Debt and Security Agreement being given to secure a Note made by Borrower in favor of Lender, dated March 20, 2020, in the original principal amount of SEVENTEEN THOUSAND FIVE HUNDRED NINETY EIGHT DOLLARS

SAND FIVE HUNDRED NINETY EIGHT DOLLARS
AND 93/100 (\$17,598,93), together with interest on the Note from the date thereof at the rate as provided therein on the unpaid balance until paid, there will be sold by the undersigned at public outcry to the highest bidder for cash before the courthouse door at Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in June, 2023, the following described property (the Property): All that tract or parcel of Land Lot 147 of the 6th District, Gwinnett County, Georgia, being Unit 32, Barrington Ridge feesimple Townhomes, as per plat recorded in Plat Book 132-134, Gwinnett County, Records, which plat is incorporated herein by reference and preference and preference and preference and preference and property being

made a part of this description.
Said property being known as 446 Berckman Drive NW according to the present system of numbering property in Gwinnett County, Georgia

gia.

The debt secured by said
Security Deed has been
and is hereby declared
due because of, among
other possible events of
default, failure to comply
with the repownent default, failure to comply with the repayment terms of the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paving the same and all expenses of this sale, including attorneys fees (notice of intent to collect attorneys fees having been given) and all other payments provided for

U.S. Bankruptcy code and 2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Specialized Loan Servicing LLC as Attorney-in-Fact for Jon Michael Stops Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahasses, FL 32312; (850) 422-2520 Ad Run Dates: 05/10/23; 05/17/23; 05/17/23; 05/31/23

5/10,17,24,31,2023

Gpn11

gdp1364 NOTICE OF SALE UN-DER POWER STATE OF GEORGIA, COUNTY OF GWIN-

NETT
By virtue of a Power of
Sale contained in that
certain Security Deed
from Kenneth Bryan
Jackson to Mortgage
Electronic Registration

Electronic Registrations, Inc. as nominee for Broker Solutions, Inc. dan New American Funding, its successors and assigns, dated October 11, 2019 and recorded on October 15, 2019 in Deed Book 56955, Page 130, in the Office of the Clerk of Superior Court of Gwinnett Country, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Two Hundred Thirty-Three Thousand and 00/100 dollars (\$233,000.00) with interest thereon as provided therein, as last transferred to Broker Sutternsferred to

ing Lot 5, Block D of The Landing at Bay Creek, Unit 1, as per plat recorded in Plat Book 102, Page 42-44 of Gwinnett County, Georgia Records, which plat is incorporated herein and made a part hereof by reference. Said property being known as 832 Creek Bottom Road according to the present system of numbering property in Gwinnett County Georgia.

gia. Said property may more

given) and all other payments provided for under the terms of the Note. Said property will be sold 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 held subject to the following items which may affect the ti-tle:

tle: any outstanding ad val-

which may direct me riter any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of records superior to said Deed to Secure Debt and Security Agreement.
To the best knowledge and belief of Lender, the described Property is in the possession of Borrowers or tenant(s), and said Property is more commonly known as 446 Berckman Drive NW. Unit 32 Lilburn, Ga 3047 John Jamont is the holder of the Security Deed to the property in accordance with OCGA § 441-4162.
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 audit as to the

not prohibited under the U.S. Bankruptcy Code and (2) final confirmation and audit as to the status of the amounts owed with the holder of the Deed to Secure Debt and Security Agreement. John Jamont, is the individual who has full authority to negotiate, amend, and modify all terms of the Note and Security Deed. curity Deed.

John Jamont As Attorney in Fact for Amir Farhoosh P.O. Box 9261 Marietta, Ga 30065 Cell: 678-760-0642#-760-0642 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023

Gpn11 gdp1435 Notice of Sale Under 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 Darrick E. Newsome, Sr. and Latanya D. Moore-Newsome to Mortgage Electronic Registration Systems, Inc., as nominee for Homestar Financial Corp. (the Secured Creditor), dated August 23, 2017, and Recorded on August 28, 2017 as Book

No. 55358 and Page No. 33, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$246,743.00, with interest at the rate specified therein, as last assigned to Carrington Mortgage Services, LLC by assignment that is or to be recorded in the Gwinnett County, Georgia Records, there will be sold by the undersigned at public outcry to the highest bidder for cash at the Gwinnett County Courthouse within the legal hours of sale on the first Wednesday in July, 2023, the following described property:
All that tract or parcel of land lying and being in Land Lot 96 of the 5th District of Gwinnett County, Georgia, being Lot 68, Block C, Butler Springs Subdivision, Unit 1, as per plathereof recorded in Plabok 84, Page 88, Gwinnett County records, which plat is incorporated herein by reference.
Tax ID: R5096 077
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 Mote and Security Deed. Because the debt remains in default, this sale will be made for the purpose of proving the

Foreclosures

purpose of paying the same and all expenses of same and all expenses of this sale, as provided in the Security Deed and by law, including attorney fees (notice of intent to collect attorney fees having been given). Car-rington Mortgage Ser-vices, LLC holds the duly endorsed Note and is the current resignee of the

endorsed Note and is Intercurrent 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, Lmay be contacted at: 1-800-790-9502 or by writing to 1600 South Douglass Road, Suite 110 and 200-A, Anatheim, 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 1355 JUNIPER SPRINGS TRAIL, LOGANVILLE, GA 30052 Sydre: Darrick E. Newsome, Sr. and Latanya D. Moore-Newsome or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Security Deed first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants,

restrictions, covenancy, etc.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. deed.
Pursuant to O.C.G.A. §93-172.1, 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. deed.

Funds used at sale shall be in certified funds and payable to Bell Carring-ton Price & Degrees, LLC.
Carrington Mortgage

Carrington Mortgage Services, LLC as Attorney in Fact for Darrick E. Newsome, Sr. and Latanya D. Moore-Newsome.

Any information obtained on this matter may be used by the debt collector to collect the debt.

Bell Carrington Price & Camps Gregg, LLC, 339 Heyward Street, 2 nd Floor, Columbia, SC 29201 (803)

29201 (803)-509-5078. File: 23-42021 05/24/2023, 06/07/2023, 06/21/2023, 05/17/2023, 05/31/2023, 06/28/2023

Gpn11

Jayon State scribed Security Deed and associated Note on behalf of the secured creditor. Associated Credit Union, Attn: Andrew Zimmer, 6251 Crooked Creek Road, Peachtree Corners, GA 30092- 3107, (770) 368-2114. O.C.G.A. § 44-14-162.2 states in pertinent part that, "nothing in this subsection shall be construed to require a secured creditor to negotiate, amend, or modify the terms of a mortgage instrument." To the best of the undersigned's knowledge and belief, the property is known as: 1180 Amhearst Oaks Drive, Lawrenceville, GA 30043, and the parties in possession of the property are Jennifer C. Thomas McKie akva Jennifer C. Thomas, or her tenant or tenants. Associated Credit Union, as Attorney-in-Fact fom Rodney K. Primus Thomo-Associated Credit Union, as Attorney-in-Fact for Rodney K. Primus Thompson, O Brien, Kappler & Nasuti, P.C. 2 Sun Court, Suite 400 Peachtree Corners, Georgia 30092 (770) 925-0111 This is notice that we are attempting to collect a debt and any information obtained will be used for that purpose. This communication is from a debt collector.#ollector. lector. 5/10,17,24,31,2023 Gentland State of the American Science of Sale Contained in that certain Security Deed from Sale contained in that certain Security Deed from Emma Reynolds-Middleton to Wells Fargo Home Mortgage, Inc. dated February 23, 2001 and recorded on March 14, 2001 in Deed Book 22502, Page 9, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of One Hundred Eleven Thousand Three Hundred Forty and 00/100 dollars (\$111,340.00) with interest thereon as provided therein, as last transferred to The Bank of New York, as Trustee for Reperforming Loan REMIC Trust, Series 2003-R3, recorded in

9075 Foreclosures cured in accordance with O.C.G.A. § 44-14-162.2 (a). The property will be sold as the property of the aforesaid grantor subject to the following: all prior restrictive covenants, rescurity deeds or encomparances of record, all valid zoning ordinances; matters which would be disclosed by an accurate survey of the property or by an inspection of the property; all outstanding taxes, assessments, unpaid bills, charges and expenses that are a lien against the property whether due and payable or not yet due and payable. To the best of the undersigneds knowledge payable. To the best of the undersigneds knowledge and belief, LaMonte George Bynum and Hollie Anne Bynum are in possession of the subject property, subject to the rights of any tenants in possession. ReadyCap Lending LLC as Attornevrights of any tenants in possession. ReadyCap Lending, LLC as Attorney-in-Fact for LaMonte George Bynum and Hollie Anne Bynum Nelson Mullins Riley & Scarborough LLP By: Gregory M. Taube 201 17th Street, N.W., Suite 1700 Atlanta, Georgia 30363 (404) 322-6000 5/10,17,24,31,2023

Gpn11

Deed Book 52897, Page 349, aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tulesday in June, 2023, all property described in said Security Deed including but not limited to the following described or parcel of land lying and being in Land Lot 128 of the 6th District, Gwinnett County, Georgia, being Lot 33, Block H of Brentwood Gates, United in Plat Book 68, Page 214, Gwinnett County, Georgia, Records, which plat is incorporated herein by reference and made a parthereof Said property may or commonly be known as 545 Heathgate Drive, Lawrenceville, GA 30044. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of the monthly installment on said loan. The debt remaining in default, in sale will be made for the purpose of paying the condition of the monthly installment on said loan. The debt remaining in default, in the sale, including attorneys fees (notice of intent) collect attorneys fees having been given). The Bank of New York Mellon, fka The Howners and party in possible without any representation, warranty or recourse against the abovenamed or the undersigned. The sale will above and party in possesion of the property; c) any outstanding ad valorem taxes, including attorneys fees footing the sale will accord to the knowledge and belief of the undersigned, the workers and party in possesion of the property; c) any outstanding advalorem taxes, including taxes, which constitute liens upon said property and taxing editing the sale will accord to the howers and party in possesion of t gdp1503 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale contained in that certain Security Deed from Rodney K. Primus (the Grantor) to Associated Credit Union (Grantee), dated June 20, 2014, filed and recorded July 1, 2014, in Deed Book 52995, Page 822, Gwinnett County, Georgia Records, (the Security Deed), conveying the after-described property to secure that certain Prime Line Loan Home Equity Access Agreement dated June 20, 2014 from Grantor payable to Grantee, in the original principal amount Twenty Thousand and 00/100 Dollars (\$20,000.00), with interest thereon as set forth therein (hereinafter the Note), there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in June, 2023, the following described property (the Property): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 24 OF THE TRACT OR PARCEL OF 12, BLOCK A OF AMHEARST, UNIT ONE AS PER PLAT RECORDED IN PLAT BOOK 80, PAGE 91, GWINNETT COUNTY, GEORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE. BY IHIS REFERENCE.
The indebtedness secured
by said Security Deed has
been and is hereby declared due and payable
because of default and because of default and failure to pay the indebted ness as and when due and in the manner provided in the Note. 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's fees (notice of intent to collect attorney's fees have any provided and by the same services of the same and all expenses of the same and collect attorney's fees having been given as providing been given as providing by law). The Property will be sold for cash or certified funds and subject to any and all other matters of record superior to said Security Deed, outstanding ad valorem taxes, any matters which might be disclosed by an accurate survey and inspection of the property, zoning ordinances, restrictions, covenants, nances, restrictions, covenants, easements against the property, if any, and subject to any unpaid water and waste bills that constitute liens against the property, whether due and payable or not yet due and payable. The sale will be conducted as set forth herein subject to (1) confirmation prior to the sale that the sale is not prohibited under the U.S. Bankruptcy Code and (2) final confirmation and audit prior to the sale of the status of the loan with the holder of the Security Deed. Grantee reserves the right to sell the property in one parcel or as an entirety, or in such parcels as Grantee may elect, as permitted in the Security Deed. The following information is being provided in accordance with O.C. G.A. § 44-14-162.2. Associated Credit Union is the secured creditor under the Security Deed and loan being foreclosed. The following entity shall have full authority to negotiate amend, and modify all terms of the above-deared security Deed and associated Note on behalf Gpn11 GEORGIA Because of default in the payment of the indebted-

gdp1529 NOTICE OF SALE UNDER POWER GWINNETT COUNTY,

payment of the indebtedness, secured by that certain Deed to Secure Debt and Security Agreement from Top Design Group, LLC (Borrower) to ABL RPC Residential Credit Acquisition LLC (Secured Creditor), located at Deed Book 59775, Page 519, Gwinnett County, GA records, Secured Creditor pursuant to said deed and the note thereby secured, has declared the entire amount of said indebtedamount of said indebtedness due and payable and pursuant to the power of pursuant to the power of sale contained in said deed, and pursuant to C.C.G.A Section 9-13-161 (a) will on the first Tuesday in June 2023, during the legal hours of sale, at the Courthouse door in Gwinnett County, Georgia, sell at public outcry to the highest bidder for cash, the property described in said deed to wit. All that tract or parcel of land lying and being in Land Lot 75 and 76 of the 6th District, Gwinnett County, Georgia, being Lot 7. Freeman South Subdivision, as per plat recorded in Plat Book 136, Pages 251-254, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a part of this description. together with all fixtures and other with all fixtures and other sale will be held subject to any unpaid taxes, assessments, rights-of-ways, easements, or restrictions, liens, and other superior matters of record which may affect said property. 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 scurity deed. Notice has been given of intention to collect attorneys fees in accordance with the terms of the note secured by said deed. The name, address and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows: Matthew Borba, 30 Montgomery Street, Suite 215, Jersey City, NJ 07302 (832) 351-2013. Note that pursuant to O.C.G.A. Section 44-14-162.2, the above individual or 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 (or parties) in possession of the subject property is: Top Designs Group LLC and/or tenant or tenants and the proceeds of said sale will be applied to the payment of said indebtedness, the expense of said sale, all as provided in said deed, and the undersigned will be applied to the payment of said indebtedness, the expense of said sale, all as provided in said deed, and the undersigned will be applied to the payment of said indebtedness, the expense of said sale, all as provided in said deed, and the undersigned will be applied to the payment of said indebtedness, the forementioned Security Deed. ABL RPC Residential Credit Acquisition LLC as agent and attorney in fact for Top Designs Group LLC Katz Durell, LLC 6065 Roswell Road, Suite 880 Atlanta, Georgia 30328 404-487-0040 This

LAW FIRM IS ACTING AS

9075 Foreclosures A DEBT COLLECTOR AND IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OB-TAINED WILL BE USED FOR THAT PURPOSE.

5.10,17,24,31,2023 Gpn11

gdp1005 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY UNDER TOWER
GEORGIA.
GWINNETT COUNTY
By virtue of a Power of
Sale contained in that certain Security Deed from
JOSE VILLENA to
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS INC. AS
GRANTEE, AS NOMINEE
FOR LOANDEPOT.COM
LLC, dated January 10, 2020, recorded January 10, 2020, recorded January 114, 2020, in Deed Book
57178, Page 312, 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-Eight Thousand Seven Hundred Thirty-Five and 00/100 dollars
(\$333,735.00), with interest thereon as provided for therein, said Security
Deed having been last sold, assigned and transferred to loanDepot.com,
LLC, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Court-house, within the legal hours of sale on the first Tuesday in June, 2023, all property described in said security Deed including but not limited to the following described property:
ALL THAT TRACT OF John Milliand to the job of the sale, including attorney and seven the purpose of paying the sale, including attorney and all other paying the sale, including attorney fees including attorney and all other paying the sale, including attorney fees including attorney and and payable); the right of redemption of any laxing authority; matters which may affect the tight of redemption of any laxing authority; matters which may affect the right of redemption of any laxing authority; matters which may affect the right of redemption of any laxing authority; matters which may affect the right of redemption of any laxing authority; matters which may affect the right of redemption of any laxing authority; matters which mould be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encursular controllers, restrictions; restrictions; brances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the under-

and belief of the undersigned, the owner and party in possession of the
property is JOSE VILLENA. LAURA ELAINE
VILLENA, or tenants(s).
The sale will be conducted
subject (1) to confirmation
that the sale is not prohibsubject (1) to confill fluid that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: LoanDepot, Loss Mitigation Dept., 5465 Legacy Drive Suite 400, Plano, TX 75024, Telephone Number: 883-37-6888 ext. 6789, 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 in strument. LOANDEPOT. COM, LLC as Attorney in Fact for JOSE VILLENA THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DETAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubiner EDERAL LAW. IF SO, ANY INFORMATION OBERTHANDED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubiner LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number (877) 813-0992 Case No. LDP-22-05821-8 Add

Run Dates 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023 rlselaw.com/property-listing 5:10,17,24,31,2023 Gpn11

Gpn11
gdp1002

NOTICE OF SALE
UNDER POWER
STATE OF GEORGIA,
COUNTY OF GWINNETT
By virtue of a Power of
Sale contained in that certain Security Deed from
Loreen D Kemmer to
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC., AS
NOMINEE FOR MILEND
INC, dated December 05, INC, dated December 05, 2017 and recorded on December 26, 2017 in Deed Book 55610, Page 162, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of One Hundred Eighty-Eight Thousand Five Hundred Forty-Two and 00/100 dolars (\$188,542.00) with interest thereon as provided therein, as last transferred to FLAGSTAR BANK FSB, recorded in Deed Book 58809, Page 292, aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in June, 2023, all property defined to the following 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 GMD 1749 OF GWINNETT COUNTY, GEORGIA, BEING LOT 10, BLOCK A, HAMILTON SPRINGS SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 74, PAGE 49, GWINNETT COUNTY, GEORGIA RECORDS GEORGIA RECORDS, WHICH PLAT IS INCOR-PORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Said

property may more commonly be known as 1215
Platinum Drive,

Hoschton, GA 30548