Foreclosures

9075

MINUTES EAST ALONG THE NORTHEASTER-

FORMERLY OWNED
BY DRATON RAMMICK, SOUTH 31 DEGREES 28 MINUES
EAST 218.0 FEET TO
AN
IRON PIN; THENCE

IRON PIN; THENCE
NORTH 58 DEGRES 28
MINUTES EASE 200.0
FEET TO AN IRON
PIN; THENCE NORTH
31 DEGREES 35 MINUTES 16 SECONDS
WEST 218.0 FEET TO
AN IRON PIN; THENCE
SOUTH 58 DEGREES 28

SOUTH 58 DEGREES 28 MINUTES WEST 200.0 FEET TO AN IRON PIN AND THE TRUE POINT OF BE-

GEORGIA AND BEING MORE

MORE
PARTICULARLY DESCRIBED AS
FOLLOWS; BEGINNING AT A POINT,
SAID POINT
BEING LOCATED 247.6
FEET WESTERLY
FROM THE INTERSEC-

26 SECONDS WEST 169.9 FEET TO A POINT; THENCE SOUTH 59 DEGREES 57 MIN-UTES 01 SECONDS WEST 110.3 FEET TO A POINT; THENCE NORTH 31 DEGREES 35 MINUTES 16 SECONDS WEST 100.7 FEET TO A

WEST 109.7 FEET TO A POINT; THENCE SOUTH 57 DE-

THENCE SOUTH 57 DEGREES 24 MINUTES 44 SECONDS WEST 30.0 FEET TO AN IRON PIN FOUND; THENCE SOUTH 31 DEGREES 35 MINUTES 16 SECONDS EAST 139.7 FEET TO A POINT; THENCE SOUTH 50 DEGREES 57

NORTH 59 DEGREES 57
MINUTES 01 SECOND
EAST

MINUTES OF SECOND
EAST
134.3 FEET TO A
POINT; THENCE
NORTH 74 DEGREES 25
MINUTES 25 SECONDS
EAST 168.9 FEET TO A
POINT; THENCE
SOUTH 25 DEGREES 12
MINUTES EAST 200.0
FEET TO A POINT;
THENCE SOUTH 08 DE
GREES 05 MINUTES
EAST 51.1 FEET TO A
POINT; THENCE

POINT; THENCE SOUTH 25 DEGREES 12

MINUTES EAST 262.8
FEET TO A POINT
LOCAED ON THE
NORTH SIDE OF
WILLIAMS ROAD;
THENCE ALONG SAID
RIGHT

OF WAY SOUTH 81 DEGREES 38 MINUTES EAST 48.0 FEET TO A POINT AND THE POINT OF BEGINNING BEING THE SAME PROPERTY AS SHOWN ON PLAT OF SURVEY PREPARED BY RUPPE ENGINERING CO., DATE MARCH 6, 1989. BEING IMPROVED PROPERTY KNOWN AS 6049 WILLIAMS ROAD, NOR-CROSS,

WILLIAMS ROAD, NO.
CROSS,
ACCORDING TO THE
PRESENT SYSTEM OF
NUMBERING HOUSES
IN GWINNETT
COUNTY, GEORGIA.
Said property being
known as: 6049

Said property being known as: 6049 WILLIAMS ROAD NOR-CROSS, GA 30093 To the best of the undersigneds knowledge, the party or parties in possession of said property is/are LARRY E CLOVER or tenant(s). The debt secured by said

CLOVER 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

ing in default, this sale will be made for the

϶ĦΙ WΔΥ SOUTH 81 DF-

Gpn11
gdp1240
NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
PURSUANT to the Power of Sale contained in a Security Deed given by Sharrlice M Anthony and Jermaine S Anthony to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Movement Mortgage, LLC, its successors and assigns dated 7/15/2019 and recorded in Deed Book 56/39 Page 501 and modified at Deed Book 66/39 Page 501 and modified at Deed Book 6016 Page 85 Gwinnett County, Georgia 501 and modified at Deed Book 60016 Page 85 Gwinnett County, Georgia records; as last transferred to or acquired by Lakeview Loan Servicing, LLC, conveying the after-described property to secure a Note in the original principal amount of \$348,471.00, 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 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 said month unless said date falls on a Federal Holiday, in which case being the first Tuesday of said month, the following described property:

following described property:
ALL THAT TRACT OR PARCEL OF LAND LY
NG AND BEING IN
LAND LOT 304 OF THE STH DISTRICT GWINNETT COUNTY, GEORGIA, BEING LOT 34,
BLOCK F, APALACHEE
HERITAGE SUBDIVISION, UNIT ONE, AS
PER PLAT RECORDED
IN PLAT BOOK 109,
PAGE 297298, GWINNETT COUNTY
RECORDS, SAID PLAT
BEING INCORPORATED HEREIN BY REFERENCE THERETO.
The debt secured by said ED HEREIN BY REFERENCE THERETO.
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 aftorneys fees (notice
of intent to collect attorneys fees having been
given).
Said property is commonly known as 2580
Legend Mill Run, DacuIa, GA 30019 together
with all fixtures and personal property attached
to and constituting a part

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 possession of the subject property is (are): Sharlice Anthony and Jermaine Anthony or tenant or tenants.

LoanCare, LLC is the entity or individual designated who shall have full

tity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. LoanCare, LLC Attention: Loss Mitigation Department 3637 Sentara Way Virginia Beach, VA 23452 800-909-9525
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) unpoid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable or fredemption 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

liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the tion and audit of the sta-tus 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 re-garding the rescission of iudicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclo-sure documents may not be provided until final confirmation and audit of confirmation and audit of the status of the loan as provided immediately

provided immediately above.
Lakeview Loan Servicing, LLC as agent and Attorney in Fact for Sharlice M Anthony and Jermaine S Anthony Aldridge Pite, LLP, Six Piedmont Center, 3325 Piedmont Center, 3325 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400.
I154-2414A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1154-2414A
05/10/2023, 05/11/2023, 15/11/2023, 15/11/2023, 15/11/2023, 15/11/2023, 15/11/2023, 15/11/2023, 15/11/2023, 15/11/2023, 15/11/2023, 15/11/2023, 16/11/2023, 15/11/2023, 15/11/2023, 15/11/2023, 15/11/2023, 16/11/2023, 16/11/2023, 15/11/2023, 16/11/202

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

Gpn11 gdp1244 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 LARRY E

ing in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees having been given). Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, curity Deed executed by LARRY E

CLOVER to MORT-GAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS BENEFICIARY, AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC. in the original principal amount of \$148,000.00 dated May 6, 2003 and recorded in Deed Book 32523, Page 260, Gwinnett Countrecords, said Security Deed being last transferred to PNC BANK, NATIONAL ASSOCIATION in Deed Book 60441, Page 104, Gwinnett Country records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthy or at such other place as lawfully designated, within in the legal hours of sale, on Iune 166, 2013. ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set Security Deed tirst set out above.
Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of gal hours of sale, on June 06, 2023, the proper

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 mortgage is as follows:
PNC Mortgage
3332 Newmark Drive 3232 Newmark Drive Miamisburg, OH 45342 ty in said Security Deed and described as follows: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BIENG IN LAND LOT 800-367-9305 (ext
4120611209)
Note that pursuant to
O.C.G.A. § 44-14-162.2, the
above individual or entity is not required by
law to negotiate, amend,
or modify the terms of
the mortagae.
THIS LAW FIRM IS
ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A 164 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, CONTAINING 1.00 ACRE
AND BEING MORE
PARTICULARLY DESCRIBED AS
FOLLOWS: TO FIND
THE TRUE
POINT OF BEGINNING,
BEING AT A POINT LO-LECT A
DEBT. ANY INFORMATION OBTAINED MAY
BE USED FOR THAT
PURPOSE.

Foreclosures 9075 Foreclosures CATED AS THE COM-MON LAND LOT CORNER OF LAND LOTS 169, 170, 164, AND PNC BANK, NATIONAL ASSOCIATION as Attorney-in-Fact LARRY E CLOVER CORNER OF LAND
LOTS 169, 170, 164, AND
163, THENCE ALOND
THE LAND LOT
LINE DIVIDING LAND
LOTS 169 AND 164,
SOUTH 59 DEGREES 33
MINUTES 50
SECONDS WEST 660.8
FEET TO A POINT;
THENCE LEAVING
SAID LAND LOT LINE,
SOUTH 31 DEGREES 28
MINUTES EAST ALONG

LARRY E CLOVER
Robertson, Anschutz,
Schneid, Crane & Camp;
Partners, PLLC
10700 Abbotts Bridge
Road
Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 23-098033 –
LiV

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

GPn11
gdp1245

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Jean Tanon to RBC Centura Bank dated 10/5/2007 and recorded in Deed Book 48364 Page 640 Gwinnett County, Georgia records; as last transferred to or acquired by PNC Bank, National Association, successor by merger to RBC Bank (USA), formerly known as RBC Centura Bank, conveying the after-described property to secure a Note in the original principal amount of \$36,750.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Court, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of MINUTES AS A SECTION THE NORTHEASTER-LY BOUNDARY
LINE OF PROPERTY
NOW OF FORMERLY
OWNED BY DRATON
RAMMICK, 240.0
FEET TO AN IRON PIN
AND THE TRUE POINT
OF BEGINNING;
THENCE ALONG THE
NORTHEASTERLY
BOUNDARY LINE OF
PROPERTY NOW OF
PROPERTY NOW OF
BY DRATON RAM-TRUE POINT OF BEGINNING.
TOGETHER WITH AN
EASEMENT FOR
INGRESS AND EGRESS
BEING MORE
PARTICULARLY DESCRIBED AS
FOLLOWS:
ALL THAT TRACT OF
PARCEL OF LAND LYING AND BEING IN
LAND LOT 164 OF
THE 67H DISTRICT,
GWINNETT COUNTY,
GEORGIA AND BEING by Order of the Superior Court of said county), within the legal hours of sale on June 6, 2023 (be-ing the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednes-day of said month), the following described prop-erty:

GOV or Solid Hollin), rid of oliowing described property:
ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 205 OF THE 7TH DISTRICT, GWINNETT COUNTY. GEORGIA, BEING LOT 160, THE PLANTATION AT CHATTAHOOCHEE RESERVE II SUBDIVISION, AS PER PLAT RECORDED IN PLAT BEOOK 72. PAGES 179-181, GWINNETT COUNTY, GEORGIA RECORDED PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DEPORTED TO THIS DEPORTED TO THE CORDED PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DEPORTED TO THIS DEPORTED TO THE PROPERTY.

FEET WESTERLY
FROM THE INTERSECTION FORMED BY
THE NORTHERLY
RIGHT OF WAY OF
WILLIAMS ROAD (HAVING AN 80-FOOT
RIGHT OF WAY) AND
THE EASTERLY LINE
OF LAND LOT 164;
THENCE LEAVING
SAID RIGHT OF WAY
NORTH 25 DEGREES 12
MINUTES WEST 288.8
FEET TO A
POINT; THENCE
NORTH 8 DEGREES 52
MINUTES WEST 287
MINUTES WEST 51.1
FEET TO A POINT;
THENCE NORTH 25 DEGREES 12 MINUTES
WEST 230.2 FEET TO A
POINT; THENCE
SOUTH 64 DEGREES 48
MINUTES WEST 40.0
FEET TO A POINT;
THENCE SOUTH 74
DEGREES 25 MINUTES
64 SECONDS WEST 169,9
FEET TO A POINT;
THENCE SOUTH;
THENCE SOUTH; PART OF THIS DE-SCRIPTION. SAID PROPERTY BEING PROPERTY BEING KNOWN AS 2326 UNICOI COURT ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGIA

GIA.
This sale is made subject to that Security Deed in the amount of \$197,650.00, recorded on 11/8/2013 in Deed Book 52636, Page 22, aforesaid records.
This sale will be made cubiect to any right of

22, dioresaid records.
This sale will be made subject to any right of the United States of America to redeem the hereinabove described property within 120 days from the sale date aforesaid, in order to satisfy certain outstanding federal tax liens.
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 Mote 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 aftorneys fees (notice of intent to collect attorneys fees having been given).
Said property is commonly known as 2326 Unicoi Court, Duluth, 6A 30097 together with all fixtures and personal property aftached to and constituting a part of said property, if any. To

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): Jean Tanon or tenant or tenants.
PNC Bank, N.A. is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mort-

gage. PNC Bank, N.A. Loss Mitigation Mail Lo-cator: B6-YM10-01-1 3232 Newmark Drive Miamis-burg, OH 45342 1-888-224-4702

burg, OH 45342 1-888-224-4702
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 bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the

or not yet due and or not yet due 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, 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 CC & Section 9.15. 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 above.

provided immediately above.
PNC Bank, National Association, successor by merger to RBC Bank (USA), formerly known as RBC Centura Bank as agent and Attorney in Fact for Jean Tanon Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. gia 30305. (404) 994-7400.
1434-2231A
THIS LAW FIRM MAY
BE ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. 1434-2231A
05/10/2023, 05/17/2023,
05/24/2023, 05/31/2023.

Gpn11 gdp1246 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY

(ext

COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Robert Taylor and Palma L Taylor to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for BBMC Mortgage,

A Division of Bridgeview Bank Group, its successors and assigns, dated February 23, 2018, February 23, 2018, recorded in Deed Book 55747, Page 36, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 57912, Page 189, Gwinnett County, Georgia Records, as last transferred to Nationstar Mortgage LLC D/B/A Mr. Cooper by assignment Mortgage LLC D/B/A Mr. Cooper by assignment recorded in Deed Book 56620, Page 870, Gwinnett Country, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED TEN

Foreclosures

of THREE HUNDRED TEN
THOUSAND AND 0/100
DOLLARS (\$310,000.00), 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 gal hours of sale on the first Tuesday in June, 2023, the following described property:

2023, the following described property:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HERE-OF
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and

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 attornev':s fees (nolaw, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been giv-

s 13-1-11 naving been giv-en). Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), the right of redemption of any tax-ing authority, any mat-ters which might be dis-closed by an accurate closed by an accurate survey and inspection of survey and inspection of the property, any 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 repre-

Said property will be sold on an & quot;as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

Nationstar Mortgage 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: Nationstar Mortgage, LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432.

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge

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 company. or tenants and said property is more commonly known as 4250 Horder Ct, Snellville, Georgia 30039. Should a conflict arise between the property ad-

dress and the legal description 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).

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

Nationstar Mortgage LLC as Attorney in Fact for Robert Taylor and Pal-ma L Taylor McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 15:54

Page 2 www.foreclosurehot-

Page 2
www.foreclosurehotline.net
EXHIBIT A
ALL THAT TRACT OR
PARCEL OF LAND LY
ING 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
REFERENCE AND
MADE A PART OF THIS
DESCRIPTION. SAID
DESCRIPTION. SAID
ENCORDING TO THE
PRESENT SYSTEM OF
NUMBERING PROPERTY IN GWINNETT
COUNTY, GEORGIA.
APN: R6003 083
BEING THE SAME

APN: R6003 083
BEING THE SAME
PROPERTY CON-

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 JAMES MICHAEL CASTEEL RECORDED 08/07/2017 IN DEED BOOK 55310 PAGE 822, IN THE OFFICE OF THE SUPERIOR COURT OF GWINNETT COUNTY, GEORGIA.

LOWS: BEGINNING AT

GEORGIA. MR/mac 6/6/23 Our file no. 22-09322GA – FT2 05/17/2023, 05/10/2023.

05/24/2023, 05/31/2023. Gpn11 gdp1250 Notice of Sale Under Power State of Georgia,

LOWS:
LOWS:
LOWS:
BEGINNING AT AN
IRON PIN LOCATED
ON THE SOUTHEASTERLY SIDE OF THE
RIGHT OF WAY OF
HIGHTOWER TRAIL(50
FEET RIGHT OF WAY)
FORMERLY KNOWN
AS NORRIS LAKE
ROAD), 547.2 FEET
SOUTHWESTERLY AS
MEASURED ALONG
THE SOUTHEASTERLY
SIDE OF THE RIGHT
OF WAY OF HIGHTOWER TRAIL FROM THE
CORNER FORMED HE
CORNER FORMED HE
CORNER FORMED HE
CORNER FORMED HE
THE SUTHEASTERLY
SIDE OF THE
RIGHT OF
WAY OF DONALD
ROAD; THENCE RUN
SOUTH 60 DEGREES 24
MINUTES 51 SECONDS
WEST ALONG
THE
SOUTHEASTERLY
SIDE OF THE RIGHT
OF WAY OF DONALD
ROAD; THENCE RUN
SOUTH 63 SECONDS
WEST ALONG
THE
SOUTHEASTERLY
SIDE OF THE RIGHT
OF WAY OF DONALD
ROAD; THENCE RUN
SOUTH 63 SECONDS
WEST ALONG
THE
SOUTHEASTERLY
SIDE OF THE RIGHT
OF WAY OF HIGHTOWER TRAIL, 82.5 FEET
TO AN IRON PIN LOCATED ON THE LINE
BIVIDING LOTS 26 ND
SUBDIVISION;
THENCE RUN
SOUTH
THENCE RUN
SOUTH Under Power
State of Georgia,
County of Gwinnett
Under and by virtue of the
Power of Sale contained in
a Security Deed given by
Shayla A. Mason and Ben
E. Mason to Mortgage
Electronic Registration
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 amount of
\$221,095.00, 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 SUBDIVISION; THENCE RUN SOUTH THENCE RUN SOUTH
27 DEGREES 39 MINUTES 53 SECONDS
EAST, ALONG THE
LINE DIVIDING SAID
LOTS 26 AND 27, 160.48
FEET TO AN IRON
PIN; THENCE NORTH
70 DEGREES 53 MINUTES 36 SECONDS
EAST, 42.5 FEET;
THENCE NORTH 14 DEGREES 15 MINUTES 18 THENCE NORTH 14 DEGREES 15 MINUTES 18
SECONDS WEST, 174.32
FEET TO THE POINT
OF BEGINNING; BEING IMPROVED PROPERTY KNOWN AS 8463
HIGHTOWER TRAIL
ACCORDING TO THE
PRESENT SYSTEM OF
NUMBERING HOUSES

Foreclosures 9075 Foreclosures 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 as IN GWINNETT COUN-TY, THE FOREGOING DESCRIPTION BEING DESCRIPTION BEING MADE IN ACCORDANCE WITH A SURVEY OF SAID PROPERTY PREPARED FOR RICHARD C. MCDARIS AND MARTHA L. MCDARIS 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

other possible events or 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 attorneys fees (notice of intent to collect attorneys fees having been given). Said property is commonly known as 8463 Hightower Trl, Snellville, GA 30039 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned,

the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Nikolas Nemeth or tenants citizens Bank, NA is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

gage. Citizens Bank, NA 10561

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 paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Carrington Mortgage Services, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Carrington Mortgage Services, LLC is the entity with the full authority to negotiate, amend, and motify all terms of the loan. Pursuant to O.C.G.A. §44-162.2, Carrington Mortgage Services, LLC may be contacted at: 1-800-790-9502 or by writing to 1600 South Douglass Road, Suite 110 and 200-A, Anaheim, CA 92806-5951. Please note that, pursuant to O.C.G.A. §44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possesion of the subject property known as 455 NAPA VALLEY LANE. LANE. LANE. LANE. LANE. LANE. LANE Advanced 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 of the condition of the security Deed first set out of the condition of the sale is not prohibited under the U.S. Bankrupty Code; and (2) final confirmation and audit of the status of the loan with the holder of certain procedures regarding the recisission of judicial and nonjudicial sales in the Sed 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 Property and confirmation and audit of the status of the loan as provided in the Property and confirmation and audit of the status of the loan as provided in the Property and and property and and property and and property and and p Citizens Bank, NA 10561 Telegraph Road Glen Allen, Virginia 23059 877-745-7364 Note, however, that such entity or individual is not required by law to nego-tiate, amend or modify the terms of the loan. tiate, 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 whether due and payable or not yet 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, 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) confired

or 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 iudicial 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.
Citizens Bank, N.A. as agent and Attorney in Fact for Nikolas Nemeth Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400.

ania audit of the status of the loan as provided in the preceding paragraph. Funds used at sale shall be in certified funds and payable to Bell Carrington Price & Amp; Gregg, LLC. Carrington Mortgage Services, LLC as Attorney in Fact for Shayla A. Mason and Ben E. Mason. Any information obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Deletton Price & Delett

Gen 13 Ge

gdp1253 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY

GPN11 gdp1283 STATE OF GEORGIA COUNTY OF GWIN-NETT NOTICE OF SALE UN-NETT 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 5958 Page
345 and modified at Deed **DER POWER**Pursuant to the power of sale contained in the Sesale 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, said Sesor's that designs after de Alla (13/2018) and recorded in Deed Book 55958 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 amount of \$179,900.00, with interest of the rate specified therein, there will be sold by the undersigned at 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: 56462, Page 427, Gwinnett County records, said 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 County, or at such other

der 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 06, 2023, the property in said security Deed and described as follows:

LT HAT 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 2A, (F/K/A PALM CREEK HILLS) AS PER PLAT RECORDED IN PLAT BOOK 118, PAGE 246-249, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY IN CORPORATED HEREBY IN CORPO erly:
ALL THAT TRACT OR
PARCEL OF LAND LYING AND BEING IN
LAND LOT 350 OF THE
4TH DISTRICT OF
GWINNETT COUNTY,
GEORGIA BEING GWINNETT COUNTY, GEORGIA, BEING PART OF LOT 27 AND PART OF LOT 28, BLOCK C, NORRIS, LAKE SHORES SUBDI-VISION AND BEING MORE PARTICULARLY DESCRIBED AS FOL-LOWS:

signeds knowledge, the party or parties in pos-session of said property 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

(including taxes which are a lien, whether or not 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, accumpraces zone. any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set

out above.
Said sale will be conducted subject to the following: (1) confirmation

9075 Foreclosures

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 individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:
Nationstar Mortgage LLC d/b/a Mr. Cooper 8950 Cypress Waters Blvd.

8950 Cypress Waters
Blvd.
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
the mortagae.
THIS LAW FIRM IS
ACTING AS A DEBT.
THIS LAW FIRM IS
ACTING AS A DEBT.
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION
FORMATION OBTAINED MAY BE USED
FOR THAT PURPOSE.
NATIONSTAR MORTGAGE LLC, as Attorneyin-Fact for
ALLEN WYZARD
Robertson, ALLEN WYZARD
Robertson, Anschutz,
Schneid, Crane & amp;
Partners, PLLC
10700 Abbotts Bridge
Road Suite 170
Duluth, 6A 30097
Phone: 470.321.7112
Firm File No. 23-110393 –
LiV

05/17/2023, 05/10/2023. 05/24/2023, 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 MORT-

GARY
CLARKE to MORTGAGE 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
ACQUISITION TRUST in
Deed Book 60221, Page
687, Gwinnett County
records, the
undersigned will sell af
undersigned will sell af
undersigned will sell af
undersigned, within the legal hours of sale, on
June 66, 2023, the property in said Security Deed
and described as follows:
ALL THAT TRACT OR
PARCEL OF LAND LYING AND BEING IN
LAND LOT
190 OF THE 7TH JUDICIAL DISTRICT OF
WINNETT COUNTY,
GEORGIA, BEING
KNOWN AND DESIGNATED AS LOT 2 OF
BUOKE M, GENDEVON AT MORNINGVIEW, PHASE
AUGUST ON THE PASE
AUGUST ON THE
SCRIBED ON
A PLAT OF SURVEY
RECORDED AT PLAT
BOOK 84, PAGE 60,
GWINNETT COUNTY
GEORGIA RECORDS,
REFERENCE TO SAID
PLAT OF SURVEY AND
THE RECORD
THEREORD THERE
THE PASE
T

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 The debt secured by said

Security Deed has been and is hereby declared due and payable because and is hereby declared and 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 (notice of intent to collect attorneys fees (notice of intent to collect attorneys fees (including attorneys fees (including attorneys fees (including attorneys fees (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any maters which might he disredemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Security Deed first set out above. Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. The name, address, and telephone number of the individual or entity who 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

877-768-3759

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-

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,
S Attorney-in-Fact for as Attorney-in-Fact for GARY CLARKE

GARY CLARKE
Robertson, Anschutz,
Schneid, Crane & Description
10700 Abbotts Bridge
Road
Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 20-077812 –
LiV 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023.

Gpn11 gdp1287 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT 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 Mortagage Electronic Registration Systems, Inc., as grantee, as nominee for Freedom Mortgage Corporation, its successors 9075 Foreclosures

and assigns, dated June 18, 2019, recorded in 18, 2019, recorded in 19ead Book 56675, Page 519, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 60347, Page 610, Gwinnett County, Georgia Records, as last transferred to Freedom Mortgage Corporation by assignment recorded in Deed Book 59895, Page 136, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal 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

DOLLARS (\$191,468.00), with interest thereon as 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 MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the

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).

pursuant to O.C.G.A. § 13-1-11 having been given). Said property will be sold sublect 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. Freedom Mortgage Corporation is the holder of the Security Deed to the property in accordance with O.G.A. § 44-14-162.2. The entity that has full authority to negotiate,

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 Hall 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. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. Freedom Mortgage Cor-

security deed. Freedom Mortgage Cor-

poration as Attorney in Fact for Creed Meekins and Jor-Accalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 15:59

Page 2 www.foreclosurehot-

www.foreclosurehot-line.net
EXHIBIT A
ALL THAT TRACT OR
PARCEL OF LAND LYING AND BEING IN
LAND LOT 92 OF THE
STH DISTRICT OF
GWINNETT COUNTY,
GEORGIA, BEING LOT
29, BLOCK C, SUMMIT
CHASE
SUBDIVISION, SEC-

CHASE
SUBDIVISION, SECTION ONE, UNIT ONE,
AS PER PLAT
RECORDED IN PLAT
BOOK 1, PAGE
227, GWINNETT COUNTY,
GEORGIA
RECORDS, WHICH
PLAT IS INCORPORATED HEREIN BY
REFERENCE THERETO. 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

GPN11
gdp1288
NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
Under Fortill

COUNTY
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Barbara Sawver
to Mortgage Electronic
Registration Systems,
Inc., as grantee, as nominee for Shelter Mortgage
Company, LLC dbb Fairfield Mtg, its successors
and assigns dated Octo. field Mtg, its successors and assigns, dated October 5, 2001, recorded in Deed Book 24834, Page 220, Gwinnett County, Georgia Records, as last transferred to MID-FIRST BANK by assignment recorded in Deed Book 58672, Page 233, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of

nal principal amount of ONE HUNDRED ELEVEN THOUSAND

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 courtbuse door of Gwinnett for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the le-gal hours of sale on the first Wednesday in July, 2023, the following described prop-erty:

tollowing described property:
SEE EXHIBIT A ATTACHED HERETO AND
MADE A PART HEREOF

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. 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

9075 Foreclosures attorney's fees (no-tice pursuant to O.C.G.A. § 13-1-11 having been giv-

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 assessments, liens, encumsurvey 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. MIDFIRST BANK is the holder of the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Midland Mortgage, a division of MidEight 2009.

terms of the mortgage with the debtor is: Midland Mortgage, a division of MidEirst Bank, 999 N.W. Grand Boulevard Suite 100, Oklahoma City, OK 73118-6116, 800-654-4566. Note, however, that such entity is not required by law 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 Barbara Sawyer or a tenant or tenants and said property is more commonly known as 3405. Newcastle Way, Snelville, Georgia 30039. Shewcastle Way, Snelville, Georgia 30039. Shewcastle Way, Snelville, Georgia 30039. The sale will be conducted subject (1) to confirmation that the sale is The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the

security deed. MIDFIRST BANK as Attorney in Fact for Barbara Sawyer McCalla Raymer Leibert McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 16:13 Page 2 www.foreclosurehot-line.net EXHIBIT A All that tract or parcel of land lying and being in

land 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, Georgia Records, which said Plat is incorporated herein by this reference made a part of this de-

scription, being im-proved property. MR/ca 7/5/23 Our file no. 52377408 – FT17

05/10/2023, 05/17 05/24/2023, 05/31 06/07/2023, 06/14 06/21/2023, 06/28/2023. 05/17/2023, 05/31/2023, 06/14/2023,

Gpn11

gpn11 gdp1290 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale con-tained in a Security Deed

tained in a Security Deed given by Linda Susan Green-Steadham to Wachovia Bank, Notional 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 after-described property to secure a Note in the original principal amount of SIXTY THOU-SAND AND 0/100 DOL-LARS (\$60,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for the process beforest the count to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in June, 2023, the following described property:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HERE-OF

OF The debt secured by said Security Deed has been and is hereby declared due because of, among 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 proving the same and all 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).

13-1-11 naving 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 mat-

of redemption of any tax-ing authority, any mat-ters which might be disclosed by an accu-rate survey and inspec-tion of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any mat-ters of record including, but not limited to, those superior to the Security Deed first

imited to, those superior to the Security Deed first set out above. Said property will be sold on an Aquot; as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

Wells Fargo Bank, N.A., S/B/M to Wachovia Bank, National Association is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Wells Fargo

terms of the mortgage with the debtor is: Wells Fargo Home Mortgage a div. of Wells Fargo Bank, N.A., 1 Home Campus, MAC# X2303-02D, Des Moines, IA 50328, 1-888-508-8811. Note, however, that such 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 possible of the service of the control of the post in possible of the control of

signed, the party in pos-session of the property is

signed, file purity in Josession of the property is session of the property is Linda Susan Green-Steadham or a tenant or tenants and said property is more commonly known as 537 Eastside Dr, Dacula, Georgia 30019. Should a conflict arise between the property address and the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.