9075

9075 Foreclosures

Wells Fargo Bank, N.A., S/B/M to Wachovia Bank, National Association as Attorney in Fact for Linda Susan Greenas Attorney in Fact for Linda Susan Green-Steadham McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-line.net

EXHIBIT A

Page 2 ALL THAT TRACT or parcel of land lying and being in Land Lot 308 of the 5th District of Gwin-The 5th District of Gwin-nett County, Georgia, City of Dacula, and being shown as 0.505 acres on a plat of survey prepared by Gresham & Company Marmelstein, Consulting Engineers & Camp; Sur-veyors, dated August 25, 1987, recorded in Plat Rook 42, Page 130.A. 1987, recorded in Plat Book 42, Page 130-A, Gwinnett County plat records, which plat is in-corporated herein by ref-erence thereto for a more particular and complete description of said property. MR/ca 66/23 Our file no. 539108 – FT 05/10/2023, 05/17/2023. 05/10/2023, 05/17/2023,

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

GPn11
gdp1293
NOTICE OF SALE
UNDER POWER
CONTAINED IN SECURITY DEED
STATE OF GEORGIA,
COUNTY OF Gwinnett
Pursuant to a power of sale contained in a certain security deed executed by Raequiyah T. Sanderfur, hereinafter referred to as Grantor, to Mortgage Electronic Registration Systems, Inc., as nominee for LOANDEPOT.COM, LLC recorded in Deed Book 56996, beginning at page 495, of the deed records of the Clerk of the Superior Court of the aforesaid state and county, and by virtue of a default under the terms of said security deed, and the related note, the undersigned attorney-in-fact for the aforesaid Grantor (which attorney-in-fact for the aforesaid Grantor (which attorney-in-fact for the aforesaid Grantor (which attorney-in-fact for the aforesaid security deed and note secured thereby) will sell before the door of the courthouse in said county within the legal hours of sale, for cash, to the highest bidder on the first Tuesday in June the highest bidder on the first Tuesday in June 2023, all property de-scribed in said security 2023, all property described in said security
deed including but not limited to the following described property: All that
tract or parcel of land lying
and being in Land Lot 114
of the 5th Land District,
Gwinnett County, Georgia,
in the City Georgia
tales, as shown on a Plat
Book 10, Page 226, Gwinnett County Records,
which plat is incorporated
herein by reference and
made a part of this description. Parcel ID Number: R5114 212. Subject
to any easements or reber: RS114 212. Subject to any easements or restrictions of record. Said legal description being controlling, however, the Property is more commonly known as: 297 Regal Drive, Lawrenceville, GA 30046 Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will be subject to the following items which may 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, zoning ordinances, restrictions, and all other matters of record superior to the said Security Deed. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. Mid-First Bank, through its division Midland Mortgage as loan servicer is the entity with full authority to negotiate, amend and modify the terms of the Note and Security Deed. Mid-First Bank, through its division Midland Mortgage may be contacted at: 999 Northwest Grand Boulevard, Oklahoma City, Oklahoma 73118; 1-800-552-3000. To the best of the underging of the supplemental of the property of th payable); any matters which might be disclosed

Oklahoma City, Oklahoma 73118; 1-800-552-3000. To the best of the undersigned's knowledge and belief, the party in possession of the property is believed to be Raequiyah T. Sanderfur, or tenant(s). MidFirst Bank, as Transferee, Assignee, and Secured Creditor As attomey-in-fact for the aforesaid Grantor CB Legal, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connector, Suite 350 Atlanta, GA 30342 (770) 392-0041 22-6708 6708 THIS LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE. 5/10,17,24,31,2023

GPN11

gdp1295

NOTICE OF SALE

UNDER POWER CONTAINED IN SECURITY

DEED STATE OF

GEORGIA, COUNTY OF

Gwinnett

Pursuant to a power of
sale contained in a certain security deed executed by Rafael Alfonseca Cuevas, hereinafter

ca Cuevas, hereinafter referred to as Grantor, to First National Bank of to First National Bank of America recorded in Deed Book 57673, beginning at page 324, of the deed records of the Clerk of the Superior Court of the aforesaid state and county, and by virtue of a default under the terms of said security deed, and the related note, the undersigned attorney-inand the related note, the undersigned attorney-in-fact for the aforesaid Grantor (which attorney-in-fact is the present holder of said security deed and note secured thereby) will sell at the usual place of conducting sheriff's sales in said county within the legal hours of sale, for cash, to the highest bidder on the first Tuesday in June 2023, all property described in said securidescribed in said securi-ty deed including but not limited to the following described property: All that tract or parcel of land lying and being in Land Lot 211 of the 6th District of Gwinnett County, Georgia, and being Lot 3, Block A, or Sierra Crossing Subdivi Sierra Crossing Subdivision, Unit One, as shown on plat recorded in Plat Book 11, Page 79, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a part hereof. Being known as 4678 Sierra Ct according to the present numbering system in Gwinnett to the present numbering system in Gwinnett County, Georgia. Said legal description being controlling, however, the Property is more commonly known as: 4678 Sierra Ct, Duluth, GA 30096 Said property will be sold on an as-is basis without any representa-

Foreclosures

suia Grantor CB Legal, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connec-tor, Suite 350 Atlanta, GA 30342 (770) 392-0041 23-7059

THIS LAW FIRM MAY

THIS LAW FIRM MAY
BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY
INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.

5/10,17,24,31,2023

Gpn11 gdp1301 Notice of Sale Under Power

Georgia, Gwinnett County

Georgia, being Lot 37, Block SS, Treybyme (aka Phase 10B) at Hamilton Mill - A Home Town Subdi-

same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). Said property is commonly known as 3700 Millwater Crossing, Dacula, GA 30019, together with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession

ing the rescission of judi-cial and nonjudicial sales in the State of Georgia, the Deed Under Power

and other foreclosure doc

uments may not be provid-ed until final confirmation

and other incelosarie documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc. Attention: Loss Mitigation Department 3217 S. Decker Lake Drive Salt Lake City, Utah 84119 1-888-818-6032 The foregoing notwithstanding, northing in OC.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend or modify the terms of the Deed to Secure Debt described herein. This sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being U.S. Bank, N.A., successor trustee to Bank of America, NA, sbm LaSalle Bank NA, as Trustee on behalf of the holders of Bear Stearns Asset Backed Securities 1 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 P.C. 180 Interstate N Parkway, Suite 200 At-lanta, GA 30339 404.252.6385

Foreclosures

THIS LAW FIRM IS ACT-THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING
TO COLLECT A DEBT.
ANY INFORMATION OBTAINED WILL BE USED
FOR THAT PURPOSE.
FC18-016
5/10,17,24,31,2023

GPN11
gdp1303
NOTICE OF SALE UNDER POWER GEORGIA,
GWINNETT COUNTY
BY virtue of a Power of
Sale contained in that certerian Security Deed from
CHRISTOPHER R
ESPINOSA and SIBYL
KATHRYN ESPINOSA to
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
GRANTEE, AS NOMINEE
FOR UNITED PREMIER
FUNDINIS LLC, ITS SUCCESSORS AND ASSIGNS., dated July 17,
2015, in Deed Book
SASIGNS, dated July 37,
2015, recorded July 17,
2015, in Deed Book
SAS93, 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
(S322,000.00), with interest thereon as provided
for therein, said Security
Deed having been last
sold, assigned and transferred to REGIONS MORTGAGE, there will be sold
at public outcry to the
highest bidder for cash at
the Gwinnett County
Courthouse, within the legal hours of sale on the
first Tuesday in June,
2023, all property described in said Security
Deed including but not limtitled to the following described in said Security
Deed including but not limtitled to the following described in Said Security
Deed including but not limtitled to the following described in Said Security
Deed including but not limtitled to the following described property: ALL
THAT PROPERTY SITUATE IN THE COUNTY OF
GEORGIA DESCRIBED AS: ALL THAT
DE SUBDIVISION, UNIT II,
AS PER PLATS
RECORDED AT DESCRIBED AS: ALL THAT
BOOK 67, PAGE 84,
PLAT BOOK 61,
PAGE 195, SAID COUNTY,
GEORGIA, BEING LOT
70, BLOCK A, LINRIELD
SUBDIVISION, UNIT II,
AS PER PLATS
RECORDED PLAT IS INCORPORATED HEREIN
BY REFERENCE AND
MADE A PART OF THIS
DESCRIPTION. PARCEL
ID: R6348 081 Said legal
description being controlling, however the property
will without any arfect has
been and is hereby declared due because of the
fault under the terms of
the Security Deed. The
indebtedness remaining in
default, this sale will also
been given) and all other
payments provided for under the terms of Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by Leslie Smith and Rodney Smith to Bayrock Mortgage Corp., dated June 1, 2004, and recorded in Deed Book 38686, Page 80, Gwinnett County, Georgia records, as last transferred to U.S. Bank, N.A., successor trustee to Bank of America, NA, sbm LaSalle Bank NA, as Trustee on behalf of the holders of Bear Steams Asset Backed Securities I Trust 2004-HE7, Asset-Backed Certificates, Series 2004-HE7 by Asset Backed Securities I Trust 2004-HE7 by Asset-Backed Certificates, Series 2004-HE7 by Asset-Backed Certificates, Series 2004-HE7 by Asset Series 200 Mill - A Horne Town Subdivision, as per plat recorded in Plat Book 95, Page 250, Gwinnett County Records, which plat is hereby incorporated by reference thereto and made a part of this description. The debt scured by said Deed to Secure Debt has been and is berefly declared due be hereby declared due be-cause of, among other possible events of default, failure to pay the indebted-ness as and when due and in the Mote and Deed to Secure Debt. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in

sessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is CHRISTO-PHER R ESPINOSA, SIBYL KATHRYN ESPINOSA, or tenants(s). PINOSA, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohib ited 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: 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 terms of the mortgage instrument. 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 PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Sure 1877, 813-0992 Case No. REG-22-05946-

knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Leslie Smith and Rodney Smith or tenant or tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) C.G.A. Section 9-13-172.1; and (3) final confirmation and audit of the security deed. Pursuant to holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regard-Ad Run Dates

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

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 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 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:

erty: ALL THAT TRACT OR PARCEL OF LAND LY-

ING AND BEING IN LAND LOT 22 OF THE 7TH DISTRICT, GWIN-NETT COUNTY, GEOR-NETT COUNTY, GEOR-GIA, BEING LOT 18, BLOCK E, IVEY CHASE, UNIT 11, PHASE 1, AS PER PLAT RECORDED IN PLAT BOOK 106, PAGES 241-243, GWINNETT COUN-TY, GEORGIA RECORDS, SAID PLAT BEING INCORPORAT-ED HEREIN AND MADE REFERENCE HERETO. BY FEE SIMPLE DEED

Foreclosures

9075

HERETO.
BY FEE SIMPLE DEED
FROM TOUCHSTONE
HOMES (GEORGIA),
INC. AS SET FORTH IN
DEED BOOK 46942,
PAGE 0103 AND
RECORDED ON
THE SED AS
STATED ABOVE IS
THE LAST RECORD OF
VESTING FILED FOR
THIS PROPERTY.
THERE HAVE BEEN
NO VESTING CHANGES
SINCE THE DATE OF
THE ABOVE REFERENCED SOURCE.
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 attorneys fees (notice
of intent to collect attorneys 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 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 mortage. Cenlar, FSB Mortage Servicing Representative 425 Phillips Boulevard Ewing, NJ 08618 customerservice@loanadministration.com 1-800-223-6527 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the ferms 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) 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 store of the Security Deed. Pursuant to O.C.G.A. Section 9.13.2.1, which allows for certain procedures garding 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 provided until final confirmation and audit of the course of the sale is not provided until final confirmation and audit of the course documents may not be provided until final confirmation and audit of the course documents may not be provided until final confirmation and audit of the course documents may not be provided until final confirmation and audit of the course documents may not be provided until final confirmation and audit of the course documents may not be provided until final confirmation and audit of the course documents may not be p

the status of the loan as provided immediately

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, Geor-gia 30305, (404) 994-7400. 1010-1969A THIS LAW FIRM MAY

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1010-1969A 05/04/2023, 05/17/2023, 05/04/2023, 05/04/2023. 05/24/2023, 05/31/2023.

Gpn11

Gpn11
gdp1305
NOTICE OF SALE
UNDER POWER
CONTAINED IN
SECURITY DEED STATE
OF GEORGIA, COUNTY
OF Gwinnett
Pursuant to a power of
sale contained in a certain
security deed executed by
Jeff LaMont and Erica LaMont, 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 legalhours of sale, to the high-Sheriff's sales in calc county within the legal hours of sale, to the high-

issues of 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 Subdivision, Phase Two-B 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 being controlling, however, the Property is more commonly known as: 6469 Mobilis Court, Sugar Hill, GA 30518 Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will be subject to the following items which may affect the title: any outstanding advalorem taxes (including taxes which are a lien but not yet due and payable); any matters which might be disclosed by an accurate survey and inspection of the property; any assessments, liens, encumbrances, zoning ordinances, restrictions, and all other matters of record superior to the said Security Deed. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of

Foreclosures 9075 Foreclosures the unpaid balance until

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 fland lying and being in Land Lot 147 of the 6th District, Gwinnett Coun-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, Georgia
Records, which
plat is incorporated herein by reference and
made a part of this description.
Said property being
known as 446 Berckman scription.
Said property being known as 446 Berckman Drive NW according to the present system of numbering property in Gwinnett County, Georgian of the present of the present system of the present system of the present system.

Note. Said property will be sold

said property Will be solo 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:

any outstanding ad val-

amy 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 supe-

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

Gpn11 gdp1435 Notice of Sale Under Power State of Georgia, County of Gwinnett

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
Carp. (the Secured Cred.)

for Homestar Financial Corp. (the Secured Cred-itor), dated August 23, 2017, and Recorded on August 28, 2017 as Book No. 55358 and Page No. 33, Gwinnett County,

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 manner provided in

to pay the indebtedness as and when due and in the manner provided in the Note 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 fees (notice of intent to collect attorney fees having been given). Carrington Mortgage Services, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Carrington Mortgage Services, LLC is the entity with the full authority to negotiate, amend, and modify all terms of the loan.

Pursuant to O.C.G. Assistance in the Note and the Carrington.

Cell: 0642 05/10/2

tle:

the Security Deed. Mid-First Bank, through its divi-sion Midland Mortgage is the entity with authority to negotiate, amend and modify the terms of the Note and Security Deed. MidFirst Bank, through its division Midland Mortgage address is 999 N.W. Grand Blvd., Okla-homa City, OK 73118. MidFirst Bank, through its division Midland Mortgage may be contacted by tele-phone at 1-800-552-3000. To the best of the under-signed8.#39;s knowledge and belief, the party in possession of the party in possession of the property is believed to be Jeff Landont and LaMont aka Jeff T. LaM-ont and Erica LaMont and Lyle LaMont, Administra-tor of Estate of Jeffrey Thomas LaMont, or tenant (s). MidFirst Bank, as Transfere, Assignee, and Secured Creditor As attor-ney-in-fact for the afore-said Grantor CB Legal, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connec-said Grantor CB Legal, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connec-said Grantor CB Legal, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connec-said Grantor CB Legal, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connec-said Grantor CB Legal, LLC Attorneys at Law Glenridge Connec-said Grantor CB Legal, LLC Attorneys at Law Glenridge Connec-said Grantor CB Legal, LLC Attorneys at Law Glenridge Connec-said Grantor CB Legal, LLC Attorneys at Law Glenridge Connec-said Grantor CB Legal, LLC Attorneys at Law Glenridge Connec-said Grantor CB Legal, LLC Attorneys at Law Glenridge Connec-said Grantor CB Legal, LLC Attorneys at Law Glenridge Connec-said Grantor CB Legal, LLC Attorneys at Law Glenridge Connec-said Grantor CB Legal, LLC Attorneys at Law Glenridge Connec-said Grantor CB Legal, LLC Attorneys at Law Glenridge Connec-said Grantor CB Legal, Midd CB Law Glenridge Connec-Law Glenridge Connec-Grantor CB Legal, Midd CB Law Glenridge Connec-Grantor CB Legal, Midd CB Law Glenridge Connec-Grantor CB Legal, Midd CB Law Glenridge CD 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 recompent 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 paying 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 under the terms of the Note.

Gpn11
gdp1364
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 Kenneth Bryan
lackson to Mortagge

5/10,17,24,31,2023

from Kenneth Bryan
Jackson to Mortsage
Electronic Registration
Systems, Inc. as nominee
for Broker Solutions, Inc.
dba 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 County,
Georgia, said Security
Deed having been given 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 dol-lars (\$233,000.00) with in-terest thereon as provided therein, as last transferred to Broker So-lutions inc. dl/dr. New

brances; 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 30047 John Jamont is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

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 that the sale is 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. John Jamont As Attorney in Fact for deterein, as last transferred to Broker Solutions, Inc. d/b/a New American Funding, recorded in Deed Book 59624, Page 338, 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 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 194 of the 5th District, of Gwinnett County, Georgia, and being Lot 5, Block D of The Landing at Bay Creek, Unit I, 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 Rounder County Georgia for the present system of numbering property in Gwinnett County Georgia Rounder Rounder County Rounder Rounder Rounder Rounder Rounder Rounder

of numbering property in Gwinnett County Georgia. Said property may more Said property may more commonly be known as 832 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

maining in default, this sale will be made for the sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys fees (notice of intent to collect attorneys fees having been given). 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 c/o Home Retention Department 11001 Lakeline Blvd. Ste. 325 Austin, TX 78717 Said property will be solo on an as-is basis without any representation, warranty or recourse against the above-named or the superscient The sale

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 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 sole on the first Wednesday in July, 2023, the following described property:
All that tract or parcel of land lying and being in any representation, warranty or recourse against the above-named or the 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 volorem taxes, including taxes, 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 that in the property axing authority; f) all outstanding bills for public utilities which constitute liens upon said property. All that tract or parcel of land lying and being in Land Lot % of the 5th District of Gwinnett County, Georgia, being Lot 68, Block C, Butler Springs Subdivision, Unit 1, as per plat thereof recorded in Plat Book 84, Page 88, Gwinnett County records, which plat is incorporated herein by reference.

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:

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,

GWINNETT
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 fator of John Jamont
(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 THOULSAND 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

amend, and modify all terms of the loan. Pursuant to O.C.G.A. \$44-14-162.2, Carrington Mortgage Services, LLC may be contacted at: 1-800-790-9502 or by writing to 1600 South Douglass Road, Suite 110 and 200-A, Anaheim, CA 92806-5951. Please note that, pursuant to O.C.G.A. \$44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party-varites in possession of the subject property known as 1355 JUNIPER SPRINGS TRAIL, COGANVILLE, GA 30052 is/are: Darrick E. Newsome, Sr. and Latanya D. Moore-Newsome or tenant/tenants. Said property will be sold subject to (a) any outstandtenant/tenants. Said property will be sold sub-ject to (a) any outstand-ing ad valorem taxes (in-cluding 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

9075 Foreclosures the property, and (c) all matters of record superi-or to the Security Deed first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, atc

and (2) final confirma-tion and audit of the sta-tus of the loan with the holder of the security deed noider 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 noniudicial 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.

provided in the preceding paragraph. Funds used at sale shall be in certified funds and payable to Bell Carring-ton Price & Day Gregg, LLC. LLC.
Carrington Mortgage
Services, LLC as Attorney in Fact for Darrick
E. Newsome, Sr. and
Latanya D. Moore-New-

Any information obtained on this matter may be used by the debt collector to collect the collector to collect the debt.
Bell Carrington Price & Debt.
Bell Carrington Price & Collect the debt.
Bell Carrington Price & Collect the debt.
Bell Carrington Price & Collect the debt.
Bell Carrington Street, 2 nd Floor, Columbia, SC 29201 (803)-509-5078. File: 23-42021 05/17/2023, 05/21/2023, 06/21/2022, 06/21/2022, 06/21/2022, 06/21/2022, 06/21/202

Gpn11
gdp1502
LAMONTE GEORGE
BYNUM AND HOLLIE
ANNE BYNUM
NOTICE OF SALE UNDER POWER STATE OF
GEORGIA COUNTY OF
GWINNETT
Under and by virtue of the
power of sale contained in
that certain Security Deed,
dated May 26, 2021, by
LaMonte George Bynum
and Hollie Anne Bynum to
ReadyCap Lending, LLC,
recorded on June 4, 2021
in Deed Book 58809,
Page 700, Gwinnett County,
Georgia records (the
Security Deed), and securing a loan given by
Bynum Acquisitions LLC
to ReadyCap Lending, LLC,
couring a loan given by
Bynum Acquisitions LLC
to ReadyCap Lending,
LLC in the original principal amount of
\$590,000.00, there will be
sold at a public outcry for
cash to the highest bidder
before the Courthouse
door of Gwinnett County,
Georgia, during the legal
hours of sale on the first
Tuesday of June, 2023, by
ReadyCap Lending, LLC,
as Attomey-in-Fact for LaMonte George Bynum and
Hollie Ann Bynum, the following property to-wit: All
that tract or parcel of land
lying and being in Land Lot
310 of the 7th District,
Gwinnett County,
Georgia Records,
which plat is incorporated
herein by reference and
made a part of this description. Tax ID#: R7310054 Subject to any Easements or Restrictions of
Record. The indebtedness
secured by said Security
Deed having been declared due and payable
because of, among other
possible events of default,
failure to pay the indebtedness secured thereby as
and when due, this sale
will be made for the purpose of paying the same
and all expenses of sale,
including attorneys fees
(notice of intention to collect attorneys fees having
been gheen), Notice having
been gheen jeen gheen
and all expenses of sale,
including attorneys fees
(notice of intention to collect attorneys fees having
been gheen), Notice having
been gheen jeen gheen
and all expenses of sale,
including attorneys fees
(notice of intention to collect attorneys fees having
been gheen), Notice having
been gheen jeen gheen
and all expenses of sale,
including attorneys fees
(notice of intention to collect attorneys fees having quested, of the name, address, and telephone number of the individual or entity who shall have full authority to negotiate, amend, and modify all terms of the Security Deed and the loan thereby secured in accordance with the loan thereby secured in accordance with concern accordance with the sold as the property of the aforesaid grantor subject to the following: all prior restrictive covenants, easements, rights-of-way, security deeds or encumbrances 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 or not yet due and 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. ReadyCapendria, LLC as Attorneytenants in ReadyCap possession. ReadyCap Lending, LLC as Attorney-in-Fact for LaMonte Lending, LLC as Attorney-in-Fact for LaMonte George Bynum and Hollie Anne Bynum Nelson Mullins Riley & Scarbor-ough LLP By: Gregory M. Taube 201 17th Street, N.W., Suite 1700 Atlanta, Georgia 30363 (404) 322-6000 5/10

5/10,17,24,31,2023 Gpn11

gdp1503 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY 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 ty to secure that certain Prime Line Loan Home Equity Access Agreement dated June 20, 2014 from 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 THATT TRACT OF PARCEL OF LAND LYING AND BEING IN LAND LOT 24 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 12, BLOCK A OF AMHEARST, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 80, PAGE 91, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE. The indebtedness secured by said Security Deed has been and is hereby declared due and payable because of default and

etc.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code;

9075

Foreclosures

9075

failure to pay the indebtedness 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 having been given as provided on the Security Deed, or ash 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, 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 pror to the sale that the sale is not prohibited under 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, 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, and modify all terms of the secured creditor under the Security Deed and loan in the security Deed and loan associated Note on behalf of the secured creditor under the Security Deed and loan associated Credit Union, Attn: Andrew Zimmer, 6251 Crooked Creek Roa Roayes and the parties in possession of the property are Jennifer C. Thomas McKie and the parties in possession of the property are Jennifer C. Thomas McKie are are attempting to collect a debt and any in be under signification of the secured creditor to require a secured creditor and associated Credit Union, as Attorney-in-Fact for Rodney K. Primus Thompson, O'Brien, Kappl

5/10,17,24,31,2023

Gpn11

Gpn11
gdp1504
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
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
orignal 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
Mellon, fka The Bank of
New York as Trustee for Mellon, fika The Bank of New York, as Trustee for Reperforming Loan REMIC Trust, Series 2003-R3, recorded in Paced Back 50007 Rose

2003-R3, recorded in Deed Book 28297, 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 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 128 of the 6th District, Gwinnett County, Georgia, being Lot 33, Block H of Brentwood Gates, Unit Four, as per plat recorded in Plat Book 68, Page 214, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a part hereof Said property may more 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 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 given). The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is The Bank of New York Mellon, fka The Bank of New York Mellon, fka The Bank of New York Mellon, The Sais without any representation, warranty or recourse against the abovesentation, warranty or recourse against the abovenamed or the 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 taxes, 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 Emma Reynolds-Middleton and or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptyc code and 2) final confirmation and audit

of the status of the loan with the holder of the Security Deed. The Bank of New York Mellon, fka The Bank of New York, as Trustee for Reperforming Loan REMIC Trust Certificates, Series 2003-R3 as Attorney-in-Fact for Emma Reynolds-Middleton Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahasee, FL 32312; (850) 422-2520 Ad Run Dates: 05/10/23; 05/18/23; 05/18/23; 05/18/23; 05/19/23; 05/24/23; 05/31/23; 05/19/23;

Foreclosures

Gpn11
gdp1529
NOTICE OF SALE
UNDER POWER
GWINNETT COUNTY,
GEORGIA
Because of default in the
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 indebtedness due and payable and
pursuant to the power of
sale contained in said
deed, and pursuant to
O.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 Lof 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 instrures and other personal property conveyed by said deed. The sale will be held subject to any unpaid taxes, assess-ments, rights-of-ways. easements,

rights-of-ways

easements, protective covenants 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 security 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, all as provided in said deed, and the undersigned will execute a deed to the purchaser as provided in the aforementioned Security Deed. ABL RPC Residential Credit Acquisition LLC as agent and attorney in Ball 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 404-4487-0040 THIS LAW FIRM IS ACTING AS DEBT CO D IS ATTEM AND IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OB-TAINED WILL BE USED FOR THAT PURPOSE. 5.10,17,24,31,2023

GPN11
gdp1628
STATE OF GEORGIA
COUNTY OF GWINNETT
NOTICE OF SALE UNDER POWER
Pursuant to the power of
sale contained in the Security Deed executed by
SHANIELE FORRESTER to MORTGAGE ELECTRONIC curity Deed executed by SHANIELE FOR FRESTER to MORT-GAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMI-INEE FOR CALCON MUTUAL MORTGAGE LLC in the original principal amount of \$358,821.00 dated September 14, 2020 and recorded in Deed Book 57865, Page 116, Gwinnett County records, said Security Deed being last transferred to SERVIS ONE, INC. DBA BSI FINANIAL SERVICES in Deed Book 60564, Page 00809, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County records, records and the court of the highest bidder for cash, before the Courthouse door in said County records, records and the courthouse door in said County records. cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on July 05, 2023, the property in said Security Deed and described as follows:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN GMD 1749 OF GWINNETT COUNTY, GEORGIA, BEING LOT 218,

NETT COUNTY, GEORGIA, BEING LOT 218, BLOCK A, LAKEVIEW AT HAMILTON MILL, UNIT 28, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 144, PAGE 175-184, GWINNETT COUNTY, GEORGIA RECORDS, WHICH SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE CORPORATED HEREIN
BY REFERENCE
THERETO.
Said property being
known as: 2036 HAMILTON LAKE PKWY BUFORD, GA 30519
To the best of the undersigneds knowledge, the
party or parties in possession of said property
is/dare SHANIELE FORRESTER or tenant(s).
The debt secured by
said Security Deed has

said Security Deed has been and is hereby de-

said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees having been given).

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (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, covenants, and