Foreclosures

Foreclosures

Foreclosures

9075

Gpn11

gdp1253
NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Sale contained in a Secu-

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 55958 Page 345 and modified at Deed Book 57058 Page 160 Gwinnett County, Georgia records; as last transferred to or acquired by Citizens Bank, N.A., conveying the after-described property to secure a Note in the original principal amount of \$179,900.00, 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

before the Courthouse door of Gwinnett County,

door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on June 6, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

GEORGIA, BEING
PART OF LOT 27 AND
PART OF LOT 28,
BLOCK C, NORRIS
LAKE SHORES SUBDIVISION AND BEING
MORE PARTICULARLY
DESCRIBED AS FOLLOWS:
BEGINNING

DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIN LOCATED ON THE SOUTHEAST-ERLY 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 AS MEASURED ALONG THE SOUTHEASTERLY SIDE OF THE RIGHT OF WAY OF HIGHTOW-ER TRAIL FROM THE INTERSECTION OF THE SOUTHEAST-ERLY SIDE OF HIGHTOWER TRAIL WHITH THE WESTERLY SIDE OF THE RIGHT OF THE ROHTH THE WESTERLY SIDE OF THE RIGHT OF THE RIGHT OF WAY OF DONALD ROAD; THENCE RUN SOUTH 60 DEGREES 24 MINUTES 51 SECONDS WEST ALONG THE

MINUTES 51 SECONDS WEST ALONG THE SOUTHEASTERLY

SUDI HEASTERLY
SIDE OF THE RIGHT
OF WAY OF HIGHTOWER TRAIL, 82.5 FEET
TO AN IRON PIN LOCATED ON THE LINE
DIVIDING LOTS 26 AND
SUBDIVISION;
THENCE PIN SOLITI

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.

or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Robert Taylor and Palma L Taylor or a tenant or tenants and said property is more commonly known as 4250 Horder Ct, Snellville, Georgia 30039. Should a conflict arise between the property address 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) to final confirmation and audit of the status of the loan with the holder of the security deed. Nationstar Mortgage LLC as Attorney in Fact

for Robert Taylor and Pal-ma L Taylor McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 15:54 Page 2 www.foreclosurehot-line net

line.net EXHIBIT A line.net
EXHIBIT A
ALL THAT TRACT OR
PARCEL OF LAND LYING AND BEING IN
LAND LOT 3 OF THE
6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 2,
BLOCK C, WYNTERSET
LAKES SUBDIVISION,
AS PER PLAT
RECORDED IN PLAT
BOOK 42, PAGE 294,
GWINNETT COUNTY,
GEORGIA RECORDS,
WHICH PLAT IS INCORPORATED HEREIN BY
REFERENCE AND
MADE A PART OF THIS
DESCRIPTION. SAID
PROPERTY BEING
KNOWN AS 4250
HORDER COURT
ACCORDING TO THE

HORDER COURT
ACCORDING TO THE
PRESENT SYSTEM OF
NUMBERING PROPERTY IN GWINNETT
COUNTY, GEORGIA.
APN: R6003 083
BEING THE SAME
PROPERTY CONVEYED TO ROBERT
TAYLOR AND PALMA
L TAYLOR AND PALMA
L TAYLOR AND INT TAYLOR AND PALMA
L. TAYLOR, AS JOINT
TENANTS WITH THE
RIGHT OF SURVIVOR.
SHIP AND NOT AS
TENANTS IN COMMON
BY DEED FROM
JAMES MICHAEL CASTEEL AND DONNA R.
CASTEEL RECORDED
08/07/2017 IN DEED
BOOK 55310 PAGE 822,
IN THE OFFICE OF
THE CLERK OF THE
SUPERIOR COURT OF
GWINNETT COUNTY, SUPERIOR COURT OF GWINNETT COUNTY, GEORGIA. MR/mac 6/6/23 Our file no. 22-09322GA – FT2

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

Gpn11
gdp1250
Notice of Sale
Under Power
State of Georgia,
County of Gwinnett
Under and by virtue of the
Power of Sale contained in
a Security Deed given by
Shayla A. Mason and Ben
E. Mason to Mortgage
Electronic Registration
Systems, Inc., as nominee
Corp. (the Secured Credifor Homestar Financial Corp. (the Secured Creditor), dated April 11, 2017, and Recorded on April 2, 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 pal amount of \$221,095.00, with interest at the rate specified therein, as last assigned to Car-rington Mortgage Ser-

intensity of the second of the Gwinnett County, Georgia Records, there will be sold by the undersigned at public outcry to the highest bidder for cash at the Gwinnett County Courthouse within the legal hours of sale on the first Wednesday in July, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 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 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 delared 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 has been and security Deed has been and in the manner provided in the Note and Security Deed has been and in the manner provided in the Security Deed and by law, including attorney's fees (notice of intent to collect 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 HENCE 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
IN GWINNETT COUNTY, THE FOREGOING
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
when due and in the
manner provided in the
Note and Security Deed
The debt remaining in
default, failure to pay the
indebtedness of 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, includ-Deed and by law, includ-ing attorneys fees (notice vices, *LLC holds *fhe 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.A. \$44-14-162.2, Carrington Mortgage Services, LLC may be contacted at: 1-807-90-9502 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 possession of the subject property known as 455 NAPA VALLEY LAWRENCEVILLE, G. 30045 is/are: Shayla A. Mason and Ben E. Mason or tenant/tenants. Said roperty will be sold sub-

ing 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 said property, it any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Niko-las Nemeth or tenant or tenants

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

all terms of the mortgage.
Citizens Bank, NA 10561
Telegraph Road Glen
Allen, Virginia 23059 877745-7364
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 are a lien, but not yet due and payable), (b) unand advater 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 right of redemption of any taying authority (d) ad valorem faxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Security Deed first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. §9-13-172.1, which allows for certain 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.

or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and solve let).

first set out above. The sale will be conduct-ed 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

Foreclosures 9075 Foreclosures procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for 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 and audit of the status of the loan as provided in the preceding paragraph. Funds used at sale shall be in certified funds and payable to Bell Carrington Price & 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 & Dellector to Collect the debt. Bell Carrington Price & Dellector, Columbia, SC 29201 (803)- 509-5078. Filie: 23-41723 507,10,17,24,31,67,14,21, 28,2023

provided immediately above.
Citizens Bank, N.A. as agent and Attorney in Fact for Nikolas Nemeth Aldridge Pite, LLP, Six Piedment Control 2006 Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Geor-gia 30305, (404) 994-7400. 2116-021A

2116-021A
THIS LAW FIRM MAY
BE ACTING AS A DEBT
COLLECTOR AT-COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 2116-021A 05/10/2023, 05/24/2023, 05/31/2023.

gdp1283 STATE OF GEORGIA COUNTY OF GWIN-NETT NOTICE OF SALE UN-

NOTICE OF SALE UNDER POWER
PUrsuant to the power of sale contained in the Security Deed executed by ALLEN WYZARD to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR GUARANTEED RATE, INC. in the original principal amount of \$349,103.00 dated March 12, 2019 and recorded in Deed Book 56462, Page 427, Gwinnett County records, said Security Deed being last transferred to NATION-STAR MORTGAGE LLC in Deed Book 56994, Page 619, Gwinnett County County Records of the same processing th

fill Deed Bolds 3994, Fuge
fill Sed Bolds 39

(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 matters of record superior to the Security Deed first set

SUBDIVISION;
THENCE RUN SOUTH
27 DEGREES 39 MINUTES 53 SECONDS
EAST, ALONG THE
LINE DIVIDING SAID
LOTS 26 AND 27, 16.48
FEET TO AN IRON
PIN; THENCE NORTH
70 DEGREES 53 MINUTES 36 SECONDS
EAST, 42.5 FEET;
THENCE NORTH 14 DEGREES 15 MINUTES 18
SECONDS WEST, 174.32 Security Deed first set 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

The name, address, and The name, address, and delephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortage is as follows:
Nationstar Mortgage LLC d'b'a Mr. Cooper 8950 Cypress Waters Blvd.
Coppell, TX 75019

Coppell, TX 75019 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 mortage.

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

NATIONSTAR MORTGAGE LLC, as Attorney-in-Fact for ALLEN WYZARD Robertson, Anschutz, Schneid, Crane & Dempirer Control of the Company of the 1-888-480-2432

10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 23-110393 – LiV 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023.

gdp1287 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT

DER POWER
GEORGIA, GWINNETT
COUNTY
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Crystal Meekins
and Jordan Hall to Mortgage Electronic Registration Systems, Inc., as
grantee, as nominee for
Freedom Mortgage Corporation, its successors
and assigns, dated June
18, 2019, recorded in
Deed Book 56676, Page
519, Gwinnett County,
Georgia Records and as
modificat 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 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

HUNDRED SIXTY-EIGHT AND 0/100 DOLLARS (\$191,468.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder

for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in June, 2023, the following described property:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said

Foreclosures

9075

Note, however, that such

entity is not required by law to negotiate, amend or modify the terms of

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, Snell-ville, Georgia 30039, Should a conflict arise between the property address 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) to final confirmation and audit of the status of the loan with the holder of the security deed.

MIDELERST BANK

MIDFIRST BANK
as Attorney in Fact for
Barbara Sawyer
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Bestyal CA 20078

Roswell, GA 30076 16:13

Page 2

05/10/2023,

Gpn11

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)

Said property will be sold

encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including,

any representation, war-ranty or recourse against the above-named or the

The above-named of 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.

law to negotiate, amend or modify the terms of

erty address and the le

deed. Wells Fargo Bank, N.A.,

Wells Fargo Balik, N.A.; S/B/M to Wachovia Bank, National Association as 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 18:28

9075

MADE A PART HERE-OF
The debt secured by said security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as povided in the Security Deed and by law, includ-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. s
13-1-11 having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an as-is; basis without any representation, warranty or recover against the above-named or the undersigned. Freedom Mortgage Corporation is the holder of the Security Deed for the

Freedom Mortgage Corporation is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Freedom Mortgage Corporation, 10500 Kincaid Drive, Fishers, IN 46037, 855-690-5900. Note, however, that such

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 are at tenat or

dan Hall or a tenant or tenants and said proper-ty is more commonly known as 2943 Brooks Dr, IN IS MORE COMMONILY
KNOWN as 2943 Brooks Dr,
Snellville, Georgia 30078.
Should a conflict arise
between the property address 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) to final confirmation and audit of the status of the loan with the
holder of the
security deed.
Freedom Mortgage Corporation
as Attorney in Fact for
Crystal Meekins and Jordan Hall
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road

Pierce, LLC 1544 Old Alabama Road

PIETCE, LLC
1544 Old Alabama Road
Roswell, GA 30076
15:59
Page 2
www.foreclosurehotline.net
EXHIBIT A
ALL THAT TRACT OR
PARCEL OF LAND LY
NG AND BEING IN
LAND LOT 92 OF THE
STH DISTRICT OF
GWINNETT COUNTY,
GEORGIA, BEING LOT
29, BLOCK C, SUMMIT
CHASE
SUBDIVISION, SECTION ONE, UNIT ONE,
AS PER PLAT
RECORDED IN PLAT
BOOK I, PAGE
227, GWINNETT COUNTY,
GEORGIA
RECORDS,
WHICH
RECORDS,
BLOCK G, SUMMIT
CHASE
SUBDIVISION, SECTION ONE, UNIT ONE,
AS PER PLAT
RECORDED IN PLAT
BOOK I, PAGE
227, GWINNETT COUNTY,
GEORGIA
RECORDS,

TY, GEORGIA RECORDS, WHICH PLAT IS INCORPORAT-ED HEREIN BY REFERENCE THERE-

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 and by virtue of
the Power of Sale contained in a Security Deed
given by Barbara Sawyer
to Mortgage Electronic
Registration Systems,
Inc., as grantee, as nomi-Registration Systems, Inc., as grantee, as nominee for Shelter Mortgage Company, LLC dba Fairfield Mfg, its successors and assigns, dated October 5, 2001, recorded in Deed Book 24834, Page 220, Gwinnett County, Geografia Reports as Inst.

220, Gwinnett County, Georgia Records, as last transferred to MID-FIRST BANK by 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 ONE HUNDRED ELEVEN THOUSAND THREE HUNDRED SEVENTY-FIVE AND 0/100 DOLLARS (\$111,375.00),

(\$111,375.00), with interest thereon as 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 Wednesday in July, 2023, the following described property:

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 other possible events of default, failure to pay the default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including

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

signature to any outstanding ad valorem to see a lien, but not yet dead outside to any outstanding ad valorem toxes (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 RATIBITIA

18:28
Page 2
ALL THAT TRACT or
parcel of land lying and
being in Land Lot 308 of
the 5th District of Gwinnett County, Georgia,
City of Dacula, and being
shown as 0.505 acres on a
plat of survey prepared
by Gresham &
Marmelstein, Consulting
Engineers & Surveyors, dated August 25,
1987, recorded in Plat
Book 42, Page 130-A,
Gwinnett County plat
records, which plat is incorporated herein by ref-Said property will be sold on an as-is; basis without any representation, warranty or recourse against the above-named or the undersigned undersigned.
MIDFIRST BANK is the

Foreclosures Foreclosures holder of the Security Deed to the property in accordance with OCGA § erence thereto for a more particular and complete description of 44-14-162.2. The entity that has full said property. MR/ca 6/6/23 Our file no. 539108 – FT5 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023. The entity that has tull authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Mid-land Mortgage, a division of MidFirst Bank, 999 N.W. Grand Boulevard Suite 100, Oklahoma City, OK 73118-6116, 800-654-4566

Gpn11

NOTICE OF SALE
UNDER POWER
CONTAINED IN SECURITY DEED
STATE OF GEORGIA,
COUNTY OF Gwinnet
Ursuant to a power of sale contained in a certain security deed executed by Raequiyah T. Sanderfur, hereinafter referred to as Grantor, to Mortgage Electronic Riegistration 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 is the present holder of said 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 2023, all 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 Lawrenceville, being designated as Lot 29, Block A, Unit Two, Regal Estates, as shown on a Plat Book 10, Page 226, Gwinnett County Records, which plat is incorporated herein by reference and made a part of this description. Parcel ID Number: 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 sold on an as-is basis without any representation, warranty or recourse against the above-named and contract of the conducted subject to the following items which are a lien but not yet due and yable); any matters which are a lien but not yet due and yable); any matters which are a lien but not yet due and yable); any matters which are a lien but not yet due and yable); any matters which are a lien but not yet due and yable); the endity of the noder of t Page 2 www.foreclosurehot-line.net EXHIBIT A All that tract or parcel of land lying and being in Land Lot 18 of The 6th District, Gwinnett Coun-ty, ty, Georgia, Being Lot 43, Block C, Unit Two, Cen-terville North as per plat recorded in Plat Book 3, recorded in Plat Book 3, Page 240, Gwinnett County, Georgia Records, which said Plat is incorporated herein by this reference and made a part of this description, being improved property. MR/ca 7/5/23 Our file no. 52377408 - FT17 95/10/2023. 05/17/2023. 05/17/2023, 05/14/2023, 05/31/2023, 05/24/2023, 05/31/2023, 06/07/2023, 06/14/2023, 06/21/2023, 06/28/2023. gdp1290 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 Linda Susan Green-Steadham to Wachovia Bank, National Association, dated July 13, 2005, recorded in Deed Book 43715, Page 8, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of SIXTY THOUSAND AND O'100 DOLLARS (\$60,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the 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 MADE A PART HERE-OF
The debt secured by said
Security Deed has been
and is hereby declared
due because of, among
other possible events of
default, failure to pay the
indebtedness as and
when due and in the
Note and Security Deed.
The debt remaining in
default, this sale will be
made for the purpose of
paying the same and all

and Secured Creditor As attorney-in-fact for the aforesaid Grantor CB Legal, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connector, Suite 350 Atlanta, GA 30342 (770) 392-0041 22-6708
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. PURPOSE 5/10,17,24,31,2023

Gpn11 GPN11
gdp1295
NOTICE OF SALE
UNDER POWER CONTAINED IN SECURITY
DEED STATE OF
GEORGIA, COUNTY OF

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, GEORGIA, COUNTY OF Gwinnett
Pursuant to a power of sale contained in a certain security deed executed by Rafael Alfonseca Cuevas, hereinotfer referred to as Grantor, 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, but not limited to, those superior to the Security Deed first set out above. Said prop-erty will be sold on an "as-is" bosis without of said security deed, and the related note, the undersigned attorney-infact for the aforesaid Grantor (which attorney-infact is the present holder of said security deed and note secured thereby) will sell at the usual place of conducting Sheriff's sales in said county within the legal hours of sale, for cash, to the highest bidder on the first Tuesday in June 2023, all property described in said security deed including but not limited to the following described property: All that tract or parcel of land lying and being in Land Lot 211 of the 6th District of Gwinnett County, Georgia, and being Lot 3, Block A, of Sierra Crossing Subdivision, Unit One, as shown on plat recorded in Plat Book 11, Page 79, Gwinnett County, Georgia Records, which plat is in corporated herein by reference and made a part hereof. Being known as 4678 Sierra Ct according to the present numbering system in Gwinnett County, Georgia. Said 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 representaaccordance with OCGA's
44-14-162.2. The entity that has full
authority to negotiate,
amend, and modify all
terms of the mortgage
with the
debtor is: Wells Fargo
Home Mortgage a div. of
Wells Fargo Bank, N.A.,
1 Home Campus, MAC#
X2303-02D, Des Moines,
IA 50328, 1-888-508-8811.
Note, however, that such
entity is not required by
law to negotiate, amend 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 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 leerty address 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) to final confirmation and audit of the status of the loan with the holder of the security deed. without any representation, warranty or recourse against the abovenamed or the undersigned. The sale will be
subject to the following
items which may affect
the title: any outstanding
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 by an accurate survey and inspection of the 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. First National Bank of America is the entity with au-

thority to negotiate, amend and modify the terms of the Note and Security Deed. First National Bank of Americas address is 241 East Saginaw, East Lansing, MI 48826. First National Bank of America may be contacted by telephone at 800-642-4578. To the best of the undersigneds knowledge and belief, the party in possession of the property is believed to be Rafael Alfonseca Cuevas and Mi Ae Yang, or tenant(s). First National Bank of America, as Secured Creditor As attorney-in-fact for the aforesaid Grantor CB Legal, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connector, Suite 350 Atlanta, GA 30342 (770) 392-0041 23-7059

9075

THIS LAW FIRM MAY BE HELD TO BE ACT-ING AS A DEBT COL-LECTOR, UNDER FED-ERAL LAW. IF SO, ANY INFORMATION OB-

TAINED WILL BE USED FOR THAT PUR-POSE. 5/10,17,24,31,2023 Gpn11 Notice of Sale
Under Power
Georgia,
Gwinnett County
Under and by virtue of the
Power of Sale contained in
a Deed to Secure Debt
given by 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 Assignment recorded in
Deed Book 49094, Page
1, Gwinnett County, Georgia records, conveying the
after-described property to
secure a Note of even
date in the original principal secure and the secure of the courthouse door of Gwinnett
County, Georgia, within
the legal hours of sale on
the first Tuesday in June,
2023, to wit: June 6, 2023,
the following described
property: All that tract or
parcel of land lying and
being in Land Lot 2 of the
3rd District, Duncans GMD
No. 1749, Headright Section, Gwinnett County,
Georgia, being Lot 37,
Block SS, Treybyme (aka
Phase 10B) at Hamilton
Mill - A Home Town Subdivision, as per plat recorded in Plat Book 95, Page
250, Gwinnett County
Records, which plat is
sereby incorporated by
reference thereto and
made a part of this description. The debt secured by said Deed to Secure Debt has been and is
hereby declared due because of, among other
possible events of default,
failure to pay the indebtedness as and when due
and in the Mote and Deed
to Secure Debt. The debt
seme and all expenses of same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attor-neys 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 (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 or dinances, 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; O.C.G.A. Section 9-13-172.1; and (3) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Pursuant to O.C.G.A. Section 9-13-172.1; and 3 final confirmation and audit of the status of the loan as provided in the preceding paragraph. Pursuant to O.C.G.A. Section 9-13-172.1; high allows for certain paragraph. Pursuant to O.C.G.A. Section 9-13-172.1; high allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Pursuant to O.C.G.A. Section 9-13-172.1; high authority to the provided until final confirmation and audit of the status of the loan service with the debtor is: Select Portfolio Service.

mortgage with the debtor is: Select Portfolio Servicing, Inc. Attention: Loss Mitigation 32:17 S. Department 32:17 S. Department 32:17 S. Decker Lake Drive Salt Lake City, Utah 44:19 1-888-818-6032 The foregoing notwith-standing, nothing in CO.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 I Trust 2004-HE7, as attorney in fact for Leslie Smith and Rodney Smith Richard B. Maner, C. 180 Interstate Nareway, Suite 200 Attentica and Stearns Asset Backed Securities I Trust 2004-HE7, as attorney in fact for Leslie Smith and Rodney Smith Richard B. Maner, C. 180 Interstate Nareway, Suite 200 Attentica GA 30339 404.252.6385 THIS LAW FIRM IS ACT-ING AS A DEBT COL-

404.252.6385
THIS LAW FIRM IS A CTING AS A DEBT COLLECTOR ATTEMPTING
TO COLLECT A DEBT.
ANY INFORMATION OBTAINED WILL BE USED
FOR THAT PURPOSE.
FC18-016 FC18-016 5/10,17,24,31,2023 Gpn11

gdp1304
NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Sale contained in a Secu-rity Deed given by Alina Tampa to Citibank, N.A. dated 2/1/2008 and record-ed in Deed Book 48627 Page 234 Gwinnett Coun-ty, Georgia records; as

9075 Foreclosures last transferred to or ac quired by Citibank, N.A., conveying the after-described property to secure a Note in the origin cure a Note in the original principal amount of \$205,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse 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:

riy:
ALL THAT TRACT OR
PARCEL OF LAND LYING AND BEING IN
LAND LOT 22 OF THE
THA DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 18,
BLOCK E,
CHASE, WIT THE
CONTON THE
CHASE, WIT THE
CORDED IN PLAT
BOOK 106, PAGES 21,
43, GWINNETT COUNTY, GEORGIA
RECORDS, SAID PLAT
BEING INCORPORATED HEREIN AND
MADE REFERENCE
HEREIN AND
MADE REFERENCE
HEREIN GEORGIA,
INC. AS SET FORTH IN
DEED BOOK 46942,
PAGE 0103 AND
RECORDED ON
RECORDED
THE ABOVE REFERENCED SOURCE DEED AS
STATED ABOVE
THE REVIEW THE HAVE BEED
THE ABOVE REFERENCED SOURCE.
THE DATE OF
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neys fees having been given).
Said property is commonly known as 2170 Indian Ivey Ln, Dacula, GA 30019-3303 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the sublect property is (are): Alina property is (are): Alina Tampa or tenant or tenants.

nampa or tenant or tenants.
Cenlar, FSB is the entity
or individual designated
who shall have full authority to negotiate,
amend and modify all
terms of the mortgage.
Cenlar, FSB Mortgage
Servicing Representative
425 Phillips Boulevard
Ewing, NJ 08618
customerservice@laanadministration.com 1-800223-6527
Note, however, that such

223-6527
Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage paid water or sewage bills that constitute a lien

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 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, re-

(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 O.C.G.A. Section 9-1372.1, 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. Citibank, N.A. as agent and Attorney in Fact for Alina Tampa aldridge Pite, LLP, Six Piedmont Road, N.E.,

Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Aftlanta, Geor-gia 30305, (404) 994-7400. 1010-1969A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COL-LECT A DEBT. ANY IN-FORMATION OB-

ECT A DEBT. ANY IN-FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. 1010-1969A 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023.

Gpn11 gdp11427 NOTICE OF SALE UN-DER POWER GWINNETT COUNTY, GEORGIA

GEORGIA
Under and by virtue of
the Power of Sale contained in that certain
Deed to Secure Debt and Deed to Secure Debt and Security Agreement given by Amir Farhoosh (Borrower) to and in favor of John Jamont (Lender) dated March 20, 2020, and recorded in Deed Book 57349, Page 718, et sea,. of the Gwinnett County, Georgia land records. Said Deed to Secure Debt and Security Agreement being given to secure a Note made by Borrower in favor of Lender, dated March 20, 2020, in the original principal amount of SEVENTEEN THOUSAND FIVE HUNDRED NINETY EIGHT DOLLARS LARS AND 93/100 (\$17,598.93),

AND 93/100 (\$17,598,93), together with interest on the Note from the date thereof at the rate as provided therein on the unpaid balance until paid, there will be sold by the undersigned at public outcry to the highest bidder for cash before the courthouse door public dulcry to the high est bidder for cash before the courthouse door at Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in June, 2023, the following described property (the Property): All that tract or parcel of land lying and being in 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 Georgia County, Georgia Records, which plat is incorporated here-in by reference and made a part of this de-

scription.
Said property being known as 446 Berckman Drive NW according to the present system of numbering property in Gwinnett County, Georgia gia. The debt secured by said

9075

Security Deed has been and is hereby declared due because of, among other possible events of default, failure to comply with the repayment terms of the Note and Security and the security of the Note and Security of the No remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale including after. same and all expenses of this sale, including attor-neys fees (notice of intent to collect attor-neys fees having been given) and all other payments provided for under the terms of the Note. Said property will be sold

on an as-is basis without any representation, 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 title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due

orem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of records superior to said Deed to Secure Debt and Security Agreement.

To the best knowledge and belief of Lender, the described Property is in the possession of Borrowers or tenant(s), and said Property is more commonly known as 446 Berckman Drive NW. Unit 32 Lilburn, Ga 30047 John Jamont is the holder of the Security Deed to the property in accordance with OCGA \$

John Jamont is the noiner 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 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 Amir Farhoosh

Amir Farhoosh P.O. Box 9261 Marietta, Ga 30065 Cell: 678-760-0642#-760-0642 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023

Gpn11
gdp1435
Notice of Sale Under Power
State of Georgia, County of Gwinnett
Under and by virtue of the Power of Sale contained in a Security Deed given by Darrick E. Newsome, Sr. and Latanya D. Moore-Newsome to Mortgage Electronic Registration Systems, Inc., as nominee for Homestor Financial Corp. (the Secured Creditor), dated August 23, 2017, and Recorded on August 28, 2017 as Book No. 55358 and Page No. 33, Gwinnett County, No. 55358 and Page No. 33, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount

Note of even date in the original principal amount of \$246,743.00, with interest at the rate specified therein, as last assigned to Carrington Mortgage Services, LLC by assignment that is or to be recorded in the Gwinnett County, Georgia Records, there will be sold by the undersigned at public outcry to the highest bidder for cash at the Gwinnett County Courthouse within the legal hours of sale on the first Wednesday in July, 2023, the following described property:

All that tract or parcel

July, 2023, the following described property:
All that tract or parcel of land lying and being in Land Lot 96 of the 5th District of Gwinnett County, Georgia, being Lot 88, 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. Tax ID: R\$096 077
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 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

sule will be same and all expenses of his 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 state entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. \$44-14-162.2, Carrington Mortgage Services, LLC may be contacted at: 1.800-790-9502 or by writing to 1600 South Douglass Road, Suite 110 and 200-A, Anaheim, CA 92806-5951. Please note that, pursuant to O.C.G.A. \$44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledg and belief of the undersigned, the party/parties in possession of the subject property known as 1355 JUNIPER SPRINGS TRAIL, LOGANVILLE, GA 30052 Sidnes Dearly Will be sold subject to (a) any outstanding ad valorem toxes (including taxes which are a lien, but not yet duand payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Security Deed first set out above, including, but not limited to.

encumbrances, zoning ordinances, easements, restrictions, covenants,

restrictions, covenants, etc.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed.

deed.
Pursuant to O.C.G.A. §913-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of