cumbrances, zoning ordi-nances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The proceeds of said sale will be applied to the payment of said indebt-edness and all expenses of said sale as provided in said Deed, and the bal-

in said Deed, and the bal-ance, if any, will be dis-tributed as provided by tributed as provided by law.
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 secured creditor.
The property is or may be in the possession of Yovalee Miranda and Louis C. Miranda, successor in interest or tenant(s).
Lakeview Loan Servic-

ant(s). Lakeview Loan Servic-ing, LLC as Attorney-in-Fact for Yovalee Miran-da and Louis C. Miranda File no. 23-080446

LEGAL GROUP Attorneys and Counselors

Attorneys and Counselors at Law
211 Perimeter Center Parkway, N.E., Suife 130
Atlanta, GA 30346
(770) 220-2535/\*\*\*CF\_REFER-ENCE\_INITIALS\*\*\*
https://www.logs.com/
\*\*THE\_LAW\_FIRM\_IS
ACTING\_AS\_A\_DEBT\_COLLECTOR\_ANY\_INFORMATION\_OBTAINED\_WILL\_BE\_USED\_FOR\_THAT\_PURPOSE.
5:31;6:7,14,21,28,2023

## Gdp1530

NOTICE OF SALE UNDER POWER TS# 23-001653
Under and by virtue of the power of sale contained with that certain Security Deed dated June 15, 2012, from Lewis Mitchell and Karen Tudor-Mitchell to JPMorgan Chase Bank, N.A., recorded on June 27, 2012 in Deed Book 51456 at Page 0337 Gwinnett County, Georgia records, having been last sold, assigned, transferred and conveyed to Nationstar Mortgage LLC by Assignment and said Security Deed having been given to secure a note dated June 15, 2012, in the amount of \$191,563.00, and said Note being in default, the undersigned will sell at public outery during the legal hours of sale before the door of the courthouse of Gwinnett County, Georgia, on July 5, 2023 the following described real property (hereinafter referred to as the "Property"): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 181 OF THE STH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 11, BLOCK A OF MCCART PLACE, UNIT ONE AS PER PLAT RECORDED IN PLAT BEOOK 104, PAGE 188, GWINNETT COUNTY, GEORGIA, DECORDED AS CONTROL COUNTY, GEORGIA, DECORDED AS COUNTY OF CEORDER AS COUNTY OF CEORDE

GEORGIA RECORDS WHICH PLAT IS INCOR PORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. The debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to

or, allong other possible events of default, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys fees. Notice of intention to collect attorneys fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property are Lewis Mitchell and Karen Tudor-Mitchell. The property, being commonly

roperty, being commonly known as 382 Castle Top Ln, Lawrenceville, GA, 30045 in Gwinnett County, will be sold as the property of Lewis Mitchell and Karen Tudor- Mitchell, subject to any outstanding ad valorem taxes (including taxes which are a lien subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to O.C.G.A.Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above described mortgage is as follows: Nationstar Mortgage LLC d/b/a Mr. Cooper, 8950 Cypress Waters Blvd, Coppell, TX-5019, 888-480-2432. The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. Albertelli Law Attorney for Nationstar Mortgage LLC as Attorney in Fact for Lewis Mitchell and Karen Tudor- Mitchell 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242 By: Rohan Rupani For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. A D6731/2023, 06/21/2023

## GDP1767 gpn11 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE

06/21/2023, UD/20/20/2020 **5/24,31,6/7,14,21,28,2023** 

NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by Jairo A. Villarreal and Gladys E. Villarreal and Gladys E. Villarreal Control of the Villarreal of Security Deed Book 26866, Page 180, Gwinnett County Records, securing a Note Records, securing a Note in the original principal amount of \$40,000.00, the amount of \$40,000.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and poyable and, pursuant to the power of sale contained in said Deed, will on the first Wednesday, July 5, 2023, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-

9075 Foreclosures ALL THAT PARCEL OF LAND BEING IN LAND LOT 236 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 22, BLOCK A, TIMBER-CREEK SUBDIVISION, UNIT ONE, AS SHOWN ON PLAT OF SUBJECT PROPERTY RECORDED AT PLAT BOOK 9, PAGE 125, GWINNETT COUNTY, GEORGIA REAL ESTATE RECORDS. ALL THAT PARCEL OF

RECORDS.
Said property is known as 3826 Murdack Ln, Duluth, GA 30096, together with all fixtures and personal property attached to and constituting a part of said property, if any. This conveyance is made subject to that certain Security Deed in favor of Security Deed in favor of HomeBane. Mortgage recorded March 8, 2004 in Book 37317, Page 266 securing \$113,750.00 and made prior by subordination agreement recorded. RECORDS. amade prior by subordination agreement recorded March 8, 2004 in Book 37317, Page 264, Gwinnett County Records. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Security Deed first set out above.
The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.

tributed as provided by law.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptyc Code and (2) to final confirmation and audit of the status of the loan with the secured creditor.

The property is or may be in the possession of Gladys E Villarreal and Jairo A Villarreal, successor in interest or tenant(s).

ant(s). Wells Fargo Bank, N.A. as Attorney-in-Fact for Jairo A. Villarreal and Gladys E. Villarreal File no. 22-079686 LOGS LEGAL GROUP LLP\*

Attorneys and Counselors at Law

at Law
211 Perimeter Center
Parkway, N.E., Suite 130
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(770) 2202535/\*\*\*CF\_REFERENCE\_INITIALS\*\*\*
https://www.logs.com/
\*THE LAW FIRM IS
ACTING AS A DEBT
COLLECTOR. ANY INFORMATION OBTAINED WILL BE TAINED WILL BE USED FOR THAT PUR-5:31;6:7,14,21,28,2023

## GDP1768 gpn11 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from BRANDI SMALL-WOOD to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR CROSS-COUNTRY MORTGAGE COUNTRY MORTGAGE, LLC, dated July 8, 2020, in recorded July 18, 2020, in Deed Book 57651, Page 00070, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Ninety-Four Thousand Five Hundred Sixty-Six and 00/100 dollars (5294,566.00), with inter-00/100 dollars (\$294,566.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and trans-ferred to CrossCountry Mortgage, LLC, there will be sold at public out-cry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Wednesday in

on the first Wednesday in July, 2023, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYNG AND BEING IN LAND LOT 51 OF THE 5TH DISTRICT.

5TH GWINETT DISTRICT COUNTY GEORGIA, BEING LOT BLOCK A, SARATO SPRINGS SUBDIVI 6, BLOCK IA, SARAIUS
GAS SPRINGS SUBDIVISION, UNIT ONE AS
SHOWN ON PLAT
RECORDED IN PLAT
RECORDED IN PLAT
BOOK 47, PAGE 25,
GWINNETT COUNTY
RECORDS, WHICH
PLAT IS INCRPORATED HEREIN BY REFERENCE. SAID PROPERTY BEING KNOWN
AS 203 PATTERSON
ROAD, ACCORDING TO
THE PRESENT SYSTEM OF NUMBERING
PROPERTY IN
GEORGIA; BEING THE
SAME PROPERTY
CONVEYED IN DEED
BOOK 11894, PAGE 226,
AFORESAID RECORDS.
Said legal description be-

Said legal description being controlling, however the property is more commonly known as 203

PATTERSON RD, LAWRENCEVILLE, GA LAWKENCE ... 30044.
The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebted securing in dety Deed. The indebted-ness remaining in de-fault, this sale will be made for the purpose of paying the same, all ex-penses of the sale, in-cluding attorneys fees (notice to collect same having been given) and all other payments pro-vided for under the terms of the Security Deed. Said property will be sold

Said property will be sold on an as-is basis without any representation, warany 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: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restricranty or recourse against

cumbrances; restric-tions; covenants, and any other matters of any other matters of record superior to said Security Deed. To the best of the knowl-edge and belief of the un-dersigned, the owner and party in possession of the property is BRANDI SMALLWOOD, or ten-ants(s).

SMALLWOOD, or tenants(s).
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.
The entity having full au-

thority to negotiate amend or modify all terms of the loan (al-though not required by

Foreclosures

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terms of the loan (altribuogh not required by law to do so) is: Cross-country Mortgage, LLC, Loss Mitigation Dept., I Corporate Drive Ste 360, Lake Zurich, IL 60047, Telephone Number: 1-866-397-5370. Nothing in O.C.G.A. Section 44-1462.2 shall be construed to require a secured to require a secured to require a secured trems of the mortgage instrument. CROSSCOUNTRY MORTGAGE, LLC as Attorney in Fact for BRANDI SMALLWOOD THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. USED FOR THAT PUR-POSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. DCCM-23-02263-1

rlselaw.com/property-5: 24;6:7,14,21,28,2023

## GDP1770

montice of Foreclosure sale under gound in a Security Deed given by Nelya Povolotsky and Maxim D. Povolotsky and Maxim D. Povolotsky to JPMorgan Chase Bank, N.A., dated July 15, 2011, and recorded in Deed Book 50810, Page 615, Gwinnett County, Georgia Records, as last transferred to U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust by assignment recorded on May 2, 2023 in Book 60569 Page 772 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Two Hundred Fifty-Six Thousand Seven Hundred Six and 0/100 dollars (\$256,706.00), 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, within the legal hours of sale on July 5, 2023, the following described property: ALL THAT PARCEL OF LAND IN LAND LOT 284, 7TH DISTRICT, GWINNETT COUNTY, STATE OF GEORGIA, BEING KNOWN AND DESIGNATED AS LOT 666, BLOCK N, UNIT 6C, RIVERMOORE PARK AKA SPRINGHILL, FILLED IN PLAT BOOK 84, PAGE 153, RECOND

RECORDS, STATE OF GEORGIA. BY FEE SIMPLE DEED

BY FEE SIMPLE DEED FROM PEACHTREE RESIDENTIAL PROPERTIES, INC. AS SET FORTH IN DEED BOOK 21770, PAGE 227 DATED 11/09/2000 AND RECORDED 11/30/2000, GWINNETT COUNTY RECORDS, STATE OF GEORGIA. The debt secured by said GEORGIA.
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

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 Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

The entity having full autity having full au

the entity having tull authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Selene law to do so) is: Selene Finance they can be contacted at (877) 735-3637 for Loss Mitigation Dept, or by writing to 3501 Olympus Boulevard, 5 th Floor, Suite 500, Coppell, Texas 75019, to discuss possible alternatives to

possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including faxes 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, covenants, and matters

nances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

To the best knowledge and belief of the undersigned, the party in possession of the property is Maxim D. Povolotsky and Nelya Povolotsky and Nelya Povolotsky on tenant(s): and said property. tenant(s); and said prop-erty is more commonly

erty is more commonly known as 4930 Spring Park Cir, Suwanee, GA 30024.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclotinguished by foreclo U.S. Bank Trust National

Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust as Attorney in Fact for Nelya Povolotsky and Maxim D. Povolotsky.

Brock & Scott, PLLC 870Ck & Scott, PLLC 4360 Chamblee D woody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-21133 6/7,14,21,28,2023 Dun-

Gdp1810

Gdp1810
gpn11
NOTICE OF SALE
UNDER POWER
GWINNETT COUNTY,
GEORGIA
By virtue of the Power of
Sale contained in that certain Security Deed from
Kwang Young Pak
(Granfor) to Princeton
Mortgade Corporation, Sale contained in that certain Security Deed from Kwang Young Pak (Grantor) to Princeton Mortgage Corporation, dated June 15, 2022, filed for record on June 29, 2022 in Deed Book 60050, Page 00353, Gwinnett County, Georgia records (Security Deed), being given to secure a Promissory Note in the original principal amount of SIX HUNDRED FORTY SEVEN THOUSAND TWO HUNDRED AND 00/100ths DOLLARS (\$647,200.00) (the Note), with interest thereon as set forth therein, 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 Wednesday in July, 2023, the following described real property (the Property): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 42 OF THE STH DISTRICT, GWIN-METT COUNTY, GEORGIA, BEING LOT 10, BLOCK A, THE WOODLANDS SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 62, PAGE 253, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATE HEREIN AND MADE REFERENCE HERETO LAX IDE: R5042-113 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 terms of the Note. The debt is in default because it is past due. This sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys fees in cluding attorneys fees in cluding attorneys fees in cluding taxes which are a lien, but not yet due and payable), and to any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, or other matters of record which are or may be superior to the Security Deed set out above. Pursuant to O.C.G.A. § 44-14-162.2, the entity that has full authority to negotiate, amend, and modify all terms of the above-referenced loan has been provided to the Grantor. To the best knowledge and belief of Grantee, the described Property is more commonly known as 2250 Woodland Lake Walk, Snellville, Georgia 30078. 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 loan with the holder of the Security Deed Princeton Mortgage Corporation as Attorney-in-Fact for Kwam Young Pak Rountree Leitman Klein & August 12987 Claimont Road, Suite 350 Atlanta, GA 30329 Telephine No 40-584 THIS RLW FIRM IS ACTING A A TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BUSED FOR THAT DURPOSE.

Foreclosures

9075

6/7,14,21,28,2023

GDP1964

gpn11

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 OH-DABI PROPERTIES,
LLC (Borrower) to ABL
RPC Residential Credit Acquisition LLC (Secured Creditor), recorded at Deed Book 6019,
Page 161, 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 Wednesday in July 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 living and belong in

wit:
All that tract or parcel of land lying and being in Land Lot 254 of the 5<sup>th</sup> District, Gwinnett County, Georgia being Lot 12, Block A., Tapestry Subdivision, as per plat recorded in Plat Book 13, Page 241, Gwinnett 113, Page 241, Gwinnet Tounty, GA records, which recorded plat is incorporated herein by reference and made a part of this description. together with all fixtures and other personal property conveyed by said deed.

deed.
The sale will be held subject to any unpaid taxes, assessments, rights-of-

assessments, rights-ofways, 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.

deed.
Notice has been given of intention to collect attorneys fees in accordance with the terms of the note secured by said

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. name, address and

no 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:

OH-DABI PROPERTIES, LLC and/or tenant or tenants and the proceeds of said sale will be applied to the payment of said indebtedness, the expense of said sale, all as provided in said deed, and the undersigned will execute a deed to the purchaser as provided in the aforementioned Security Deed.

ABL RPC Residential Credit Acquisition LLC as agent and attorney in fact for OH-DABI PROPERTIES, LLC Katz Durell, LLC 6065 Roswell Road, Suite 880

Atlanta, Georgia 30328

Atlanta, Georgia 30328 Atlanta, Georgia 30328
404-487-0040
THIS LAW FIRM IS
ACTING AS A DEBT
COLLECTOR AND IS
ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.
67.14.21.28.2023

6/7,14,21,28,2023 GDP1965

GDP1945
gpn11
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 Enmanuel Moya to
Mortgage Electronic
Registration Systems,
Inc., as nominee for
Homestar Financial
Corp., dated June 30,
2015 and recorded on
July 7, 2015 in Deed Book
53674, Page 380, in the
Office of the Clerk of Su-

perior Court of Gwinnett County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of One principal amount of One Hundred Seventy-One Thousand Eight Hundred Thirty and 00/100 dollars (\$171,830.00) with inter-est thereon as provided therein, as last trans-ferred to Pennymac Loan Services, LLC, recorded in Deed Rook ferred to Pennymac
Loan Services, LLC,
recorded in Deed Book
55807, Page 254, 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 lawful
ly designated as an alternative location, within
the legal hours of sale on
the first Tuesday in August, 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 86 of the 6th
District, Gwinnett County, Georgia, being Lot 11,
Block B, Kimberly
Woods Subdivision, Unit

Foreclosures

District, Gwinnett County, Georgia, being Lot 11, Block B, Kimberly Woods Subdivision, Unit 1, as per plat recorded in Plat Book Y, Page 47, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a part of this description. Said property may more commonly be known as 3283 Kimberly Woods Ct SW, Lilburn, GA 30047.

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 (notic

Said property will be sold on an as-is basis without any representation, warranty or recourse against the abovenamed or the undersigned. The sale will 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 accurate survey or 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

ing authority; f) all outstanding bills for public utilities which constitute liens upon soid 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 Enmanuel Mova and or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy code and 2) final confirmation and audit of the status of the loan with the holder of the Security Deed.

PennyMac Loan Services, LLC as Attorney-in-Fact for Enmanuel Moya Contact:

as Afforney-in-Fact for Enmanuel Moya Contact: Padgett Law Group: 6267 Old Water Ook Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 6:14,21,28;7:5,12,19,26, 2023

GDP2024

COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from NABIL G BOUZELDAN to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC AS NOMINEE FOR AMTRUST MORTGAGE CORPORATION, dated September 12, 2005, recorded October 12, recorded October 12, 2005, in Deed Book 44838, GDP2024
gpn11
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 Kristian Ashleigh
Munroe to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS,
INC. ACTING SOLELY
AS NOMINEE FOR
FIRST OPTION MORTGAGE, LLC, dated June
08, 2021 and recorded on
June 14, 2021 in Deed
Book 58842, Page 410, in
the Office of the Clerk of
Superior Court of Gwinnett County, Georgia,
said Security Deed having been given to secure
Note of even date, in
the original principal 2005, in Deed Book 44838, Page 0128, 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 Fifty-Eight Thousand Six Hundred Thousand Six Hundred and 00/100 dollars (\$358,600.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to THE BANK OF NEW YORK, MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLD-ERS OF CWMBS, INC., ALTERNATIVE LOAN ERS OF CWMBS, INC., ALTERNATIVE LOAN TRUST 2006-OAI, MORT-GAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OAI, 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 Wednesday in July, 2023, all property the original principal amount of One Hundred Thirty-Eight Thousand Three Hundred Eighty and 00/100 dollars (\$138,380.00) with interest thereon as provided therein, as last transferred to ALLIED FIRST BANK, SB DBA SERVBANK, recorded in Deed Book 60585, 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 Wednesday in July, 2023, all property described in said Security Deed including but not limited to the following described property: THAT CERTAIN CONDOMINIUM UNIT IN LAND LOT 280 FTHE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING IDENTIFIED AT UNIT SAPPURTENANT PERCENTAGE OF UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF GLENLEAF, A CONDOMINIUM, PHASE II, AS DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM DATED in the legal hours of sale on the first Wednesday in July, 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 352 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING TRACTS IN AND 2, AS DELINEATED ON THAT PLAT OF SURVEY FOR MARK AND JENNY HOLLAND BY THOMAS WOOD AND ASSOC., AND CERTIFIED BY THOMAS WOOD, GARLS, DATED NOVEMBER 5, 1998, REVISED JULY 21, 1999, AS PER PLAT RECORDED IN PLAT BOOK, 84, PAGE 252,

RECORDED IN PLAT BOOK 84, PAGE 252, GWINNETT COUNTY RECORDS. SAID PL AT BEING INCORPORATED HEREIN BY REFERENCE THERETO. Said legal description being controlling, however the property is more commonly known as 6090 WOODLAKE DR, BUFORD, GA 30518. The indebtedness cured by said Security Deed has been and is hereby declared due because of default under CONDOMINIUM DATED
OCTOBER 29, 1984, AND
RECORDED NOVEMBER 1, 1984 AT 11:28
A.M., IN DEED BOOK
2906, PAGES 512-589,
GWINNETT COUNTY
GEORGIA RECORDS AS
AMENDED BY FIRST
AMENDMENT TO DECLARATION FOR GLENLEAF, A CONDOMINIcause of default under the terms of said Securithe terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. AMENDMENT TO DECLARATION FOR GLEN-LEAF, A CONDOMINI-UM, DATED FEBRU-ARY 11, 1985, RECORD-ED IN DEED BOOK 2975, PAGE 62, AFORE-SAID RECORDS, AND AS-BUILT SURVEY BY GLENLEAF, A CONDO-MINIUM, PHASE II, DATED JANUARY I7, 1985, PREPARED BY PLANNERS AND ENGI-NEERS COLLABORA-TIVE (ROBERT L. WHITE, GEORGI-REGISTERED LAND SURVEYOR) RECORD-ED IN CONDOMINIUM PLAT BOOK 1, PAGES 173 AND 174, AFORE-SAID RECORDS, SAID AS-BUILT SURVEY AND DESCLARATION.

Deed.
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 also be subject to the following items which may affect the title: any outstanding and valorem outstanding ad valorem taxes (including taxes 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.

ty; al ordinances; ordinances; assessments; 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 un-

all

zonina

SAID RECORDS, SAID
AS-BUILT SUVEY
AND DECLARATION,
INCLUDING ANY AND
ALL RECORDED
AMENDMENTS
THERETO, AS WELL
AS ANY OTHER PLANS
APPLICABLE TO SAID
CONDOMINIUM UNIT
PREPARED BY NILES
BOLTON ASSOCIATES,
INC., ARCHITECTS
AND PLANNER, DAT-

9075 Foreclosures dersigned, the owner and party in possession of the property is NABIL G BOUZEIDAN, or tenants (s).
The sale will be conduct-

Foreclosures

ED JANUARY 9, 1984,

LAST REVISED JAN-UARY 30, 1985, AND FILED IN CONDOMINI-

FILED IN CONDOMINIUM CABINET NO. 1,
AND ALSO CONDOMINIUM FILE CABINET 1131, FOLDER 1149,
AS A PART OF SAID
DECLARATION IN THE
OFFICE OF THE
CLERK OF THE SUPERIOR COURT OF GWINNETT COUNTY, GEORGIA ARE INCORPO-

NETT COUNTY, GEORGIA ARE INCORPORATED HEREIN BY
REFERENCE AS A
PART OF THE DESCRIPTION OF THE
PROPERTY CONVEYED HEREBY. THIS
DEED IS GIVEN SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
PROPERTY ADDRESS:
818 GLENLEAF DRIVE
PEACHTREE CORNERS, GA 30002 PAR-

PEACHTREE COR-NERS, GA 30092 PAR-CEL ID: R6282C008 Said

NERS, GA 30092 PARCEL ID: R6282C008 Said
property may more commonly be known as 818
Glenleaf Dr, Peachtree
Corners, GA 30092. 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 aftorneys fees (notice of intent to collect aftorneys
fees having been given).
The individual or entity
that has full authority to
negotiate, amend and
modify all terms of the
loan is ALLIED FIRST
BANK, SB DBA
SERVBANK, SB DBA
SERVBANK

signed. The sale Will also be subject to the follow-ing items which may af-fect the title: a) zoning ordinances; b) matters which would be disclosed

by an accurate survey 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; ig) and 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 posession of the property are Kristian Ashleigh Munroe 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 audif of the status of the Security Deed. ALLIED FIRST BANK, SB DBA SERVBANK as Atorney-in-Fact for Kristian Ashleigh Munroe Contact: Padgett Law Group: 6267 old Water Ouk Road, Suite 203, Tal-

lahassee, FL 32312; (850) 422-2520

5:31;6:7,14,21,28,2023

GDP2025 gpn11
NOTICE OF SALE
UNDER POWER
GEORGIA, GWINNETT
COUNTY red 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 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: NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortsage Servicing, Loss Mitigation Dept., 75 Beattle Place Ste. 300, Greenville, SC 29601, Telephone Number: 800-365-7107. 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.
THE BANK OF NEW YORK MELLON FKA THES BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS, INC., ALTERNATIVE LOAN TRUST 2006-0A1, MORTGAGE PASS-THROUGH CERTIFICATES. SERIES 2006-0A1 as Attorney in Fact for NABIL G BOUZEIDAN THE BEIOW LAW The entity having full au-

as Attorney in Fact for NABIL G BOUZEIDAN 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, Suite 100, Peachtree Corners, GA 30071

Telephone Number: (877) 813-0992 Case No. SHP-19-05601-12 rIselaw.com/property-listing 6/7,14,21,28,2023

GDP2026
gpn11
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 Amber R.
Tweedy to Mortgage
Electronic Registration
Systems, Inc., as nominee for Homestar Financial Corp. (the Secured
Creditor), dated April 15,
2014, and Recorded on
April 23, 2014 as Book
No. 52883 and Page No.
535, Gwinnett County,
Georgia records, conveying the after-described 535, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$67,663.00, 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 Tuesday in August, 2023, the following described property:
All that tract or parcel of land lying and being in Land Lot 110 of the 5th District, Gwinnett County, Georgia, being Lot 19, Block B, Stone Mill Subdivision, Unit Seven, as per plat recorded in Plat Book 12, Page 16, Gwinnett County Records, which plat is hereby referred to and made a part of this description. Tax ID: RS110 143

The debt secured by said Security Deed has been

Tax ID: RS110 143
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.
Because the debt remains in default, this
sale will be made for the sale will be made for the purpose of paying the same and all expenses of same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Car-rington Mortgage Ser-vices, LLC holds the duly endorsed Note and is the 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. §44-14-16.2, Carrington Mortgage Services LLC

rerms of the loan.

Pursuant to O.C.G.A. \$4414-162.2, Carrington

Mortgage Services, LLC

may be contacted at: 1800-790-9502 or by wrifting

to 1600 South Douglass

Road, Suite 110 and 200A, Anaheim, CA 928065951.

Please note that, pursuant to O.C.G.A. \$44-14162.2, 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 1014 STONE MILL RUN,
LAWRENCEVILLE, GA 30046 is/are: Amber R. Tweedy or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and inspection of the property and inspection of the property to the Security Deed first set out dove, including, but not limited to, assessments, liens, encumbrances, assements, restrictions, covenants, etc.

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 procedures re-garding the rescission of

garding 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. paragraph. Funds used at sale shall

be in certified funds and payable to Bell Carring-ton Price & Gregg, LLC. Carrington Mortgage Services, LLC as Attor-ney in Fact for Amber R. Tweedy. Any information obtained

Any information obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File: 23-53534 5:31;6:7,14,21,28;7:5,12,19,26,2023

Gdp2029 gpn11 Notice of Partition Sale by Public Auction Pursuant to Order of the Superior Court: CATEGORY Jud Sale-Prpty GA AD NUMBER

Foreclosures

9075

Pursuant to the order entered on April 19, 2023 in the matter of Amir Joghani Asadzadeh V. Satwant Singh Sewak, Gwinnett County Superior Court Civil Action File Number 21-A-08825-7, and issued by Judge Robert D. Walker, Jr., the real property described below will, on the first Wednesday of July, 2023 during the legal hours of sale, be sold at public outcry to the highest bidder for cash. Such sale will be held before the door of the Gwinnett County Courthouse, the will be held before the door of the Gwinnett County Courthouse, the usual place for holding Sheriffs sales in Gwinnett County, Georgia. The subject property is described as follows:

That certain Condominium Unit in Land Lot 305 of the 6 th Land District, Gwinnett County, Georgia, and being identified and depicted as Condominium Onit No. B (shown as Building B) on As Built Survey of Office Condominium at Habersham Pointe prepared by McNally, Patrick & Cole, Inc., dated May 10, 1983, and recorded in Condominium Rat Book 1, at Page 89, Gwinnett County Georgia Registered Engineer No. 11314, and filed in the Condominium Cabinet, aforesaid records, together with its appurtenant percentage of undivided interest in the common elements of said Habersham Pointe Condominium dated July 8 th , 1983, and recorded in Deed Book 2589, at Page 690, Gwinnett County, Georgia Records, as now or hereafter amended as therein provided.

Said recorded As Built Survey and plans, together with said recorded Declaration, including any and all recorded amendments thereto, are incorporated herein by reference as a part of the description of the property conveyed hereby.

Said property being more commonly known as 3855 Holcomb Bridge Road, Norcross, Gwinnett County, Georgia.

County, Georgia. Parcel ID: R6305 C005

Parcel ID: R6305 C005
Said property will be sold
to the highest bidder, for
cash or cash equivalent as
provided by O.C.G.A. §913-166 and in accordance
with the terms of th aforementioned Order. To the
knowledge of the undersigned, possession of the
subject real property is in
the possession of the parties to the above action or
a tenant or tenants. ties to the above action or a tenant or tenants. No deed shall issue from this partition sale and the purchaser shall receive a decree of title under O.C.G.A. § 44-6-142 in the event the Court elects to confirm this sale. For information regarding this auction, please contact: RICHARD J. DREGER, ATTORNEY AT LAW, P.C.

P.C. 295 W. Crossville Road, Building 100, Suite 110 Roswell, Georgia 30075 (678) 566-6901 6/7,14,21,28,2023

GDP2077

GDP2077
gpn11
NOTICE OF SALE
UNDER POWER
GEORGIA, Gwinnett
COUNTY
THIS LAW FIRM IS
ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.
Under and by virtue of
the Power of Sale contained in that certain Security Deed given by
Lori L. Ellis to SunTrust
Bank now Known as Tru-

Lori L. Ellis to SunTrust Bank now known as Truist Bank, Successor by merger to SunTrust Bank, dated 09/13/2019 and filed 09/27/2019, recorded in Deed Book 56911, Page 00866, Gwinnett County, Georgia Records, conveying the after-described property to secure a SunTrust Equity Line Account Agreement and Disclosure Statement in the original uity Line Account Agree-ment and Disclosure Statement in the original principal amount of Sixty One Thousand Dollars and No Cents (\$61,000.0), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, within the legal hours of sale on Wednesday July 5, 2023 ,

County, Georgia, within the legal hours of sale on Wednesday July 5, 2023, the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 162 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA AND BEING LOT 4, BLOCK A OF DICKENS TRAIL SUBDIVISION, UNIT 1, AS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN PLAT DESCRIBED IN THAT CERTAIN PLAT BOOK 8, PAGE 257, AS REVISED IN PLAT BOOK 10, PAGE 257, AS REVISED IN PLAT BOOK 10, PAGE 219, GWINNETT COUNTY, GEORGIA RECORDS, WHICH COUNTY, GEORGIA RECORDS, WHICH COUNTY, GEORGIA PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.
APN: R6162 046
FOR INFORMATIONAL PURPOSES ONLY, THE PROPERTY ADDRESS IS:

609 CANDLEWICK LN NW

LILBURN, GA 30047-5806 LILBURN, GA 30047-5806
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
SunTrust Equity Line Account Agreement and Disclosure Statement and Security Deed. The Disclosure Statement and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including aftorneys fees (notice of intent to collect attorneys fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any unpaid water or sewage bills that constitute a lien against the property whether due and payable or not de and payable

whether due and payable or not due and payable and which may not be of record, any right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any ments, liens, encum-

9075 Foreclosures brances, zoning

brances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

To the best knowledge and belief of the undersigned, the party in possession of the property is Lori L. Ellis and James H. Ellis or a flenant or tenants and said property is more commonly known as 609 Candlewick Ln Nw, Lilburn GA 30047-Ln Nw, Lilburn GA 30047 5806. In compliance with Geor

10 compliance with Georgia law, please find below the contact information for the entity who has authority to negotiate, amend, and modify the terms of the loan documents which may include a note, mortgage, security deed or deed to secure debt.

Truist Bank Mail code 306-40-06-45 1001 Semmes Avenue Richmand, VA 23224 (1888) 519 3479 888-883-4228

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

and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. to any rights of rescission of of the party conducting this foreclosure sale pursuant to Georgia law including, but not limited to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the state of Georgia. Please note that 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 final review by the party conducting this foreclosure sale for compliance with contractual and legal obligations pursuant to the terms of the loan documents and state and Federal law, including but not limited to any and all rights of rescission.

Truist Bank, Successor by Merger to SunTrust

to any and all rights of rescission.
Truist Bank, Successor by Merger to SunTrust Bank, as Attorney in Fact for Lori L. Ellis By: Andrew D. Gleason Attorney for Truist Bank, successor by Merger to SunTrust Bank Lefkoff, Rubin, Gleason, Russo & Williams, P.C. 5555 Glenridge Connector Suite 900
Atlanta, Georgia 30342 (404)869-6900 (404)869-6900 (404)869-6909 (fox) 67,14,21,28,2023

GDP2091

NOTICE OF SALE
UNDER POWER
GEORGIA, GWINNETT
COUNTY
By virtue of a Power of
Sale contained in that
certain Security Deed
from RYAN CROOKS to
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.,
AS GRANTEE, AS NOMINEE FOR COUNTRYWIDE KB HOME
LOANS, A COUNTRYWIDE KB HOME
LOANS, A COUNTRYWIDE MORTGAGE
VENTURES, LLC SER
TION, recorded November
5, 2007, in Deed Book
48399, Page 526, Gwinnett
County, Georgia
Records, said Security
Deed having been give
no secure a Note of even
date in the original principal amount of One Hundred Nineteen Thousand
and 00/100 dollars
(\$119,000.00), with interest thereon as provided
for therein, said Security
Deed having been give
stold, assigned and transferred to U.S. Bank Trust
National Association, not
in its individual capacity,
but solely in its capacity
as trustee of Citigroup
Mortagoge Loan Trust
2022-RP2, 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 Wednesdav in
July, 2023, all property
described in said Security Deed including but not described in Sald Sectories

ty Deed including but not limited to the following described property:

ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 350 OF THE THE DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 52, BLOCK A, LANIER SPRINGS SUBDIVISION, UNIT 1, PHASE 3, AS PER PLAT RECORDED IN PLAT BOOK 113, PAGE 116-117, GWINNETT COUNTY, GEORGIA, BEORGIA, BECORDES

117, GWINNETT COUNTY, GEORGIA
RECORDS, WHICH
RECORDED PLAT IS
INCORPORATED
HEREIN BY THIS REFERENCE AND MADE A
PART OF THIS DESCRIPTION. SAID
PROPERTY BEING
KNOWN AS 1273
LANIER SPRINGS
DRIVE ACCORDING TO KNOWN AS 1273
LANIER SPRINGS
DRIVE ACCORDING TO
THE PRESENT SYSTEM OF NUMBERING
PROPERTY IN GWINNETT COUNTY, GEORGIA.
Said legal description betipe controlling however.

ing controlling, however the property is more commonly known as 1273 LANIER SPRINGS LANIER SPRINGS DRIVE, BUFORD, GA 30518.

DRIVE, BUFORD, GA 30518.

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of poying the same, all expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.

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

undersigned. The sale will also be subject to the will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurrate survey or by an

would be disclosed by an inspection of the property; all zoning ordinances; assessments; 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 dersigned, the owner and party in possession of the property is RYAN CROOKS, or tenants(s). 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.
The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Select Portfolio Servicing, Inc.,