dated 12/11/2019 and recorded in Deed Book 57128 Page 815 Gwinnett County, Georgia records; as last transferred to or acquired by U.S. Bank National Association as Trustee for Angel Oak Mortgage Trust 2020-3, Mortgage-Backed Certificates, Series 2020-3, conveying the after-described property to secure a Note in the original principal amount of

nal principal amount of \$661,410.00, with interest

default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been

of intent to collect attorneys fees having been given).
Said property is commonly known as 2317
Crimson King Dr,
Braselton, GA 30517-4020
together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Rosie Demetria Thompson or

ty (or parties) in possession of the subject property is (are): Rosie Demetria Thompson or tenant or tenants. Select Portfolio Servicing, Inc. is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. Select Portfolio Servicing, Inc. Loan Resolution Department 3217 South Decker Lake Drive Salt Lake City, UT 84119 (888) 818-6032 Note, however, that sent 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 yed used to subject to subject

paid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may

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 accu-

be disclosed by an accu-rate survey and inspec-tion of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, re-strictions, covenants, and matters of record superi-or to the Security Deed first set put phoye

first set out above.
The sale will be conduct-

ed subject to (1) confirmation that the sale is not prohibited under the

Foreclosures

Foreclosures

9075

County, Georgia Records, said Security

Deed having been last sold, assigned and trans-

IVY I

ness remaining in de-fault, this sale will be

made for the purpose of paying the same, all expenses of the sale, in-

penses of the sale, in-cluding aftorneys 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, 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

demption 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 record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is HYUN HO YOON, NARAE KIM, 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: Nationstar Mortgage LLC, Loss Mitigation Dept., 8950 Cypress Waters Blvd, Coppell, TX 75019, Telephone Number: 888-480-2432/833-685-8589. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed or require a secured creditor to negotiate, amend, or modify the terms of the mortgage

instrument.
UNITED WHOLESALE
MORTGAGE, LLC

MORTGAGE, LLC
as Attorney in Fact for
HYUN HO YOON,
NARAE KIM
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

POSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071

(877) 813-0992 Case No. NAT-23-01493-2

GPN11
gdp
NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY

THOUSAND FIVE HUN-DRED AND 0/100 DOL-LARS (\$282,500.00), 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, or at such place as may be lawfully designated as an alternative, within the gal hours of sale on the first Wednesday in July, 2023, the following de-

2023, the following de-scribed property: SEE EXHIBIT A AT-TACHED HERETO AND MADE A PART HERE-OF

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtdess.

default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

en). Said property will be sold subject to any outstand-ing ad valorem taxes (in-

rlselaw.com/property-listing 6/7,14,21,28,2023

Telephone

Number:

NAIL BEING THE TRUE POINT OF BE-GINNING.
THE ABOVE DE-SCRIBED TRACT CONTAINS AN AREA OF 4.795 ACRES.
Commonly known as 3740 Buford Drive, Buford, Georgia 30519
Together with all fixtures and personal property attached to and constituting a part of said Property as referred to in the Security Deed and any exhibits thereto. any exhibits thereto. Being improved property

known as 3740 Buford Drive, Buford, Georgia nown as 3/40 Button.

Prive, Buford, Georgia 30519.

The debt secured by the above Security Deed has been and is hereby declared due because of, among other possible events of defaults, failure to pay the indebted ness as and when due in the manner provided in the Note and Security Deed. The debt described herein remaining in default, this sale will be made for the purpose of paying said debt and all expenses of this sale, so provided in the Security Deed and by law, including reasonable attorneys fees, as provided for therein.

The above-described Property will be sold subject to outstanding ad valorem taxes (including taxes which are a lien but not yet due and but not yet due and payable), matters which might be disclosed by an accurate survey and inspection of the property, assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record superior to the above-referenced Se-

covenants, and any matters of record superior to the above-referenced Security Deed. To the best of the undersigneds knowledge, information, and belief, equitable title to the Property is held by Grantor and the current tenant CR Fitness Buford, LLC has possession of the Property. The entity that has full authority to negotiate,

of the Property.
The entity that has full authority to negotiate, amend, and modify all terms of the Note and Security Deed is: CL-E CIB Loan Company, LLC, c/o Envoy Net Lease Partners, Attn: Eric Spokas, 1363 Shermer Road, Suite 309, Northbrook, Illinois 60062, telephone number: (847) 239-696.
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 by the holder of the Security Deed.

holder of the Security Deed.
CL-E CIB Loan Company, LLC, as Agent and Attorney in Fact for Mattiace Buford Development Company, LLC
Patrick M. Sneed, Esq.
Davis, Pickren, Seydel & Sneed, LLP
285 Peachtree Center Avenue NE
2300 Marquis Two Tower
Atlanta, Georgia 33033
Telephone: (404) 588-8505
Facsimile: (404) 582-8823
spneed@dpsslegal.com

psneed@dpsslegal.com 6/7 14 21 28 2023

GDP2306

GDP2306
gpn11
STATE OF GEORGIA
COUNTY OF GWINNETT NOTICE OF
SALE UNDER POWER
Pursuant to the Order of
the Superior Court of
Gwinnett County in Case
22-A-04172-9 in favor of
Surendrah Shah and
Ramesh Amin, which
debt is memorialized by
Fife recorded at Gwinnett Lien Book 05203
Page 00072. The undersigned will sell at public signed will sell at public outcry to the highest bid-der in cash, before the der in cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on July 05, 2023, the property in said FiFa and described as follows: ALL THAT TRACT OR PARCEL OF AND ING AND RE-LAND LYING AND BE-ING IN LAND LOTS 91 AND 92, 6TH DISTRICT, HAMPTON LAKES SUB-

RECORDED IN PLAT BOOK 80, PAGE 241 GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS HERE-BY INCORPORATED HEREIN AND MADE A
PART HEREOF. South PART HEREOF. Said property being known as: 1041 BAY POINTE WAY, LILBURN, GA 30047. To the best of the undersigneds knowledge, the party or parties in possession of said property is/are KARIM ROY AND MINAZ ROY or tenant(s). The debt secured by said COURT ORDER has been and is hereby declared due and payable because of, among other possible payable because of, among other possible events of default, failure payable because of among other possible events of default, failure to pay the indebtedness as provided for in the consent judgment in said case, subsequent FiFa and Order approving Sale. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees (notice of intent to collect attorneys fees having been given). Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Said

matters of record superior to the 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 debt with the holder of the Judgment. The name, address, and telephone number of the individual or entity who has full aunumber of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows: Kerry Hand, Hand Law, LLC, 4411 Suwanee Dam Road, Suite 820, Suwanee, GA 30024. 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

quired by law to negotiate, amend, or modify the terms of the debt. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION DEDFOR THAT PURPOSE.

6/7/14/12/12/18/2023. 6/7 14 21 28 2023 GDP2386

GDP2386
gpn11
NOTICE OF SALE
UNDER POWER
GEORGIA, GWINNETT
COUNTY
By virtue of a Power of
Sale contained in that
certain Security Deed
from HYUN HO YOON
and NARAE KIM to
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS
GRANTEE, AS NOMINEE FOR UNITED
WHOLESALE MORT-

Foreclosures 9075 Foreclosures GAGE, dated March 28. 2019, recorded April 11, 2019, in Deed Book 56521, Page 00029, Gwinnett

cluding taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any mathers which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, restrictions, covenants, and any mothers of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for ICW MAT Trust 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: Selene Finance, 3501 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019, 7136252034.
Note, however, that such entity is not required by ing authority, any matters which might be dis-Records, said Security
Deed having been given
to secure a Note of even
date in the original principal amount of Three
Hundred Nineteen Thousand and 00/100 dollars
(\$319,000.00), with interest thereon as provided
for therein, said Security
Deed having been last sold, assigned and transferred to UNITED WHOLESALE MORT-GAGE, LLC, 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 described in said Security Deed including but not ty Deed including but not limited to the following Ilmited to the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 178 OF THE DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 177, BLOCK B OF THE

177. BLOCK B OF THE
VILLAGE AT IVY
CREEK, UNIT 1,
PHASE 2, AS PER PLAT
RECORDED IN PLAT
BOOK 141, PAGE 244,
ET. SEQ., GWINNETT
COUNTY RECORDS,
WHICH PLAT IS INCORPORATED HEREIN
AND MADE A PART
HEREOF BY REFERENCE. BEING PARCEL
NO: R7178 973
Said legal description be-75019, 7136/25/2034.
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 Heidi Maria Anderson or a tenant and said property is more NO: R7178 973
Said legal description being controlling, however the property is more commonly known as 3497
IVY BIRCH WAY, BU-FORD, GA 30519.
The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the ferms of said Security Deed. The indebtedness remaining in de-

a fenant or tenants and said property is more commonly known as 1055 Thornwood Ln, Dacula, Georgia 30019. Should a conflict arise between the property address and the legal description will control.

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

U.S. Bankruptcy Code and (2) to final confirmation and audit of the sta-tus of the loan with the holder of the security nolder of the security deed.
U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for ICW MAT Trust as Attorney in Fact for Heidi Maria Anderson McCalla Raymer Leibert Pierce, LLC

Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-

WWW.Toreclosofelior-line.net EXHIBIT A All that tract or parcel of Land lying and being in G.M.D. No. 1587, Rocky Creek District, Gwinnett Creek District, Gwinnett County, Georgia, being Lot 4, Block B, Thornwood Subdivision, as per Plat of record in Plat Book 60, Page 34, Gwinnett County Records, which Plat is incorporated herein and made a part hereof by reference. MR/meh 7/5/23 Our file no. 23-11557GA FT8

06/07/2023, 06/14/2023,

06/07/2023 06/14/2023, 06/21/2023, 06/28/2023. Gpn11

STATE OF GEORGIA
COUNTY OF GWINNETT
NOTICE OF SALE UN-NOTICE OF SALE UNDER POWER
Pursuant to the power of sale contained in the Security Deed executed by RANDY DONTRELL MARSH to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR FREEDOM MORTGAGE CORPORATION in the original systems.

NOMINEE FOR FREEDOM MORTGAGE CORPORATION in the original principal amount of \$182,336.00 dated June 11, 2020 and recorded in Deed Book \$5/671, Page 216, Gwinnett County records, said Security Deed being last fransferred to FREEDOM MORTGAGE CORPORATION in Deed Book 60446, Page 617, Gwinnett County records, the undersigned will sell arbublic outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designarted, within the legal hours of sale, on July 05, 2023, the property in said Security Deed and described as follows: ALL THAT TRACT OR PARCEL OF LAND LY-

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 335 OF THE ATH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 65, BLOCK A, OF PRESCOTT AT MINK LIVSEY SUBDIVISION FKA MINK LIVSEY MANOR, AS PER PLAT THEREFOF RECORDED IN PLAT BOOK 108, PAGES 251-255, REVISED AT PLAT BOOK 109, PAGES 387, GWINETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HERE-OF BY REFERENCE. Soid property being known ds: 4638 CHAFIN

Said property being known as: 4638 CHAFIN POINT CT

known as: 4638 CHAFIN
POINT CT SNELLVILLE, GA 30039
To the best of the undersigneds knowledge, the party or parties in possession of said property is/are RANDY DONTRELL MARSH or tenant(s).
The debt secured by said security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness GEORGIA, GWINNETT
COUNTY
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Heidi Maria Anderson to Mortgage Electronic Registration Systems, Inc., as grantee, as
nominee for Victorian Finance, LLC, its successors and assigns, dated
April 30, 2021, recorded
in Deed Book 58777, Page
527, Gwinnett County,
Georgia Records and as
modified by that certain events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees having been given). Said property will be sold Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 59597, Page 804, Gwinnett County, Georgia Records, a last transferred to U.S. Bank Trust National Association, not in its individual capacity, but selely as tion, not in its individual capacity but solely as owner trustee for ICW MAT Trust by assignment recorded in Deed Book 60602, Page 487, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED EIGHTY-TWO THOUSAND FIVE HUNDRED AND 0/100 DOL-

ing been given). Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and rate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Said sale will be conducted subject to the followins: (1) confirmation that the sale is not prohibited under the U.S.

that the sale is not pro-hibited 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 delephone number of the individual or entity who has full authority to ne gotiate, amend, and mod-ify all terms of the mort-gage is as follows: gage is as follows: Freedom Mortgage Cor-Freedom Mortgage Corporation 951 W Yamato Road, Suite 175 Boca Ration, FL 33431 855-690-5900 Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.

MODITY THE TETTIS OF THE MOTTGAGE.

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OB-

TAINED MAY BE USED FOR THAT PURPOSE. FREEDOM MORTGAGE CORPORATION, as Attorney-in-Fact for RANDY DONTRELL MARSH Robertson, Anschutz, Schneid, Crane & Partners, PLLC 13010 Morris Rd. Suite 450 Alpharetta, GA 30004 TAINED MAY BE USED All that tract or parcel of land lying and being in Land Lot 96 of the 5th District of

Foreclosures

District of Gwinnett County, Georgia, being Lot 68, Block C, Butter Sorings 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: R5096 077

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney fees (notice of intent to collect attorney fees having been given). Carrington Mortgage Services, LLC holds the duly endorsed Note and is the Security Deed to the Security Deed to the Security Deed to the Security Deed to the Security of the load of the Security of the Carrington Mortgage Services, LLC holds the duly endorsed Note and is the Current assignee of the Security Deed to Decrease of the Security Services, LLC holds the duly endorsed Note and is the Current assignee of the Security Deed to the Security Deed to Decrease the security of the India Services Lamped, and modify all terms of the loan. Pursuant to O.C.G.A. \$44-14-162.2, Carrington Mortgage Services, LLC Notes and Services, LLC Notes and Services LLC No Alpharetta, GA 30004 Phone: 470.321.7112 Firm File No. 23-112905 -DaG 06/07/2023, 06/14/2023, 06/21/2023, 06/28/2023.

Gpn11 gdp1288 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY Gpn11

9075

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 nominee for Shelter Mortgage Company, LLC dba Fairfield Mtg, its successors and assigns, dated October 5, 2001, recorded in Deed Book 24834, Page 220, Gwinnett County, Georgia Records, as last transferred to MID-FIRST BANK by assignment recorded in Dead Book 6479, Ban

tronsferred to MIDFIRST BANK by
ssignment recorded in
Deed Book 5872, 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),
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
Country, 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 propeerty:
SEE EXHIBIT A ATTACHED HERETO AND
MADE A PART HEREOF

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 provided in
the Security Deed and by
law,
including
aftorney's fees (notice pursuant to O.C.G.A.
§ 13-1-11 hoving been given).
Said property will be sold

Said property will be sold subject to any outstand-ing ad valorem taxes (in-

ing ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an as-is; basis without any representation, warranty or recourse against the above-named or the undersigned.

undersigned.
MIDFIRST BANK is the MIDFIRST BANK 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: Mid-

land Mortgage, a division of MidFirst Bank, 999
N.W. Grand Boulevard
Suite 100, Oklahoma City,
OK 73118-6116, 800-6544566.
Note, however, that such

entity is not required by we 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 Rarrbarg Sawyer or a tensigned, the party in possession of the property is Barbara Sawyer or a tenant or tenants and said property is more commonly known as 3405 Newcastle Way, Snelville, Georgia 30039. Should a conflict arise between the property address and the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. MIDFIRST BANK as Attorney in Fact for Barbara Sawyer McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 16:13 Page 2 www.foreclosurehot-

16:13
Page 2
www.foreclosurehotline.net
EXHIBIT A
All that tract or parcel of
land lying and being in
Land Lot 18 of The 6th
District, Gwinnett Coun-

ty, Georgia, Being Lot 43, Block C, Unit Two, Cen-terville North as per plat recorded in Plat Book 3, Page 240, Gwinnett County, Georgia Records, which said Plat is incorporated herein by this reference

and a part of this description, being improved property. MR/ca 7/5/23 Our file no. 52377408 – FT17 05/10/2023, 05/31/2023, 06/07/2023, 06/07/2023, 06/21/2023, 06/21/2023, 06/28/2023.

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 Homestar Financial Corp. (the Secured Creditor), dated August 23, 2017, and Recorded on August 28, 2017 as Book No. 55358 and Page No. 55358 and Page No. 33, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$246,743.00, with interest at the rate specified therein, as last sasigned 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:

9075

Foreclosures

BSI Financial Services, inc.
314 S. Franklin St., PO
Box 517
Titusville, PA 16354
800-327-7861
Note that pursuant to
O.C.G.A. § 44-14-162.2, the
above individual or entity is not required by law
to negotiate, amend, or
modify the terms of the
mortgage.

modify the terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.
SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES.

06/14/2023, 06/28/2023. 06/21/2023,

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 Gpn11

signed, the party/parties in possession of the subject property known as 1355 JUNIPER SPRINGS TRAIL, LOGANVILLE, GA 30052 Is/are: Darrick E. Newsome, Sr. and Latanya D. Moore-Newsome or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Security Deed first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, essements, 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-

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 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 the status of the loan as provided in the preceding paragraph.
Funds used at sale shall be in certified funds and

be in certified funds and payable to Bell Carrington Price & amp; Gregg, LLC.
Carrington Mortgage Services, LLC as Attorney in Fact for Darrick E. Newsome, Sr. and Latanya D. Moore-Newsome

Latanya D. Moore-New-some.

Any information ob-tained on this matter may be used by the debt collector to collect the debt.

Carrington Price & Dell Carrington Price & Camp; Gregg, LLC, 339 Heyward Street, 2 nd Floor, Columbia, SC 29201 (803)-509-5078. File: 23-42021

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

Gpn11 gdp1628 STATE OF GEORGIA COUNTY OF GWIN-

COUNTY OF GWINNETT
NOTICE OF SALE UNDER POWER
Pursuant to the power of sale contained in the Security Deed executed by SHANIELE FOR-RESTER to MORT-GAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CALCON MUTUAL MORTGAGE LLC in the original principal

in the original principal amount of \$358,821.00 dated September 14, 2020 and recorded in Deed Book 57865, Page 116, Gwinnett County Gwinnett County records, said Security Deed being last fransferred to SERVIS ONE, INC. DBA BSI FINAN-CIAL SERVICES in Deed Book 60564, Page 00809, Gwinnett

Book 60564, Page 00809, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on July 05, 2023, the property in said Security Deed and described as follows:

property in said security peed and described as follows:
ALL THAT TRACT OR PARCEL OF LAND LY.
ING AND BEING IN GMD 1749 OF GWINNETT COUNTY, GEORGIA, BEING LOT 218, BLOCK A, LAKEVIEW
AT HAMILTON MILL,
UNIT 2B, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 144, PAGES 175-184, GWINNETT COUNTY, GEORGIA RECORDED, WHICH SAID PLAT BEING INCORPORATED HEREING INCORPORATED HEREING INSAID PLAT BEING INCORPORATED HEREING INSAID PLAT BEING INCORPORATED HEREING INSAID PLAT BEING INCORPORATED HEREING INTHERETO.
SAID PLAT BEING INCORPORATED HEREING INTON LAKE PKWY BUFORD, GA 30519
TO the best of the under-

TON LAKE PKWY BU-FORD, GA 30519
To the best of the undersigneds knowledge, the party or parties in possession of said property is/are SHANIELE FOR-RESTER or tenant(s).

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

Said property will be said property will be said subject to the following: (1) any outstanding

MR/igy 7/5/23 Our file no. 5361910 FT17 05/31/2023, 06/07/202 sold subject to the follow-ing: (1) any outstanding ad valorem taxes (in-cluding taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and in-spection of the property: 06/28/2023. gdp1970 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY accurate survey and in-spection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, re-strictions, covenants, and matters of record superi-or to the Security Deed first set out above. Said sale will be con-ducted subject to the fol-NETT COUNTY
Pursuant to the Power of
Sale contained in a Security Deed given by Rosie
Demetria Thompson to
Mortgage Electronic
Registration Systems,
Inc., as grantee, as nominee for Angel Oak Mortgage Solutions, LLC, its
successors and assigns

lowing: (1) confirmation that the sale is not pro-hibited under the U.S. Bankruptcy Code; and Bankruptcy Code: and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortane is as fallows: gage is as follows: BSI Financial Services,

Foreclosures

9075

VICES,
as Attorney-in-Fact for
SHANIELE FORRESTER RESTER Robertson, Anschutz, Schneid, Crane & Part-ners, PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, 6A 30097

Phone: 470.321.7112 Firm File No. 23-111678 -DaG 05/24/2023, 06/07/2023,

GPNII
GPNII
MOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
Under and by virtue of
the Power of Sole contained in a Security Deed
given by Freddy Marfinez to Mortgage Electronic Registration Systems, Inc., as nominee
for Taylor, Bean &
Whitaker Mortgage
Corp., its successors and
assigns, dated November
17, 2006, recorded in
Deed Book 47435, Page
622, Gwinnett County,
Georgia Records, as last
transferred to Carrington
Mortgage Services, LLC
by assignment recorded
in Deed Book 3353, Page
719, Gwinnett County,
Georgia Records, conveying the after-described property to secure a Note in the original principal amount of
ONE HUNDRED FIFTYTHREE THOUSAND
FIVE HUNDRED
EIGHTY-NINE AND
0/100
DOLLARS
(\$153,589.00), with interest thereon as set forth
therein, there will be
sold at public outery to
the highest bidder for
cash before the courthouse door of Gwinnett
County, Georgia, or at
such place as may be
aufturity designated as an
alternative, within the legal hours of sale on the
first Wednesday in July,
2023, the following described property:
SEE EXHIBIT A ATTACHED HERETO AND
MADE A PART HEREOF

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
expenses of this sale, as
provided in the Security
Deed and by law, including attorney's fees (notice pursuant to O.C.G.A.
§ 13-1-11 having been given).
Said property will be sald

s 13-1-11 induring 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 maters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any maters of record including but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Carrington Mortgage Services, LLC is the holder of the Security Deed to the property in accordance with OCGA \$ 441-162.2. The entity to negotiate, amend, and modify all terms of the mortgage with the debtor is: Carrington Mortgage Services, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806, 800-561-4567. 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 Freddy Martinez and Juan Francisco Almendarez or a tenant or tenants and said property is Freddy Martinez and Juan Francisco Almendarez or a tenant or tenants and said property is Freddy Martinez and Juan Francisco Almendarez or a tenant or tenants and said property is more commonly known as 2181 Hollywood Dr., Lawrenceville, Georgia 30044. Should a conflict arise between the property address and the legal description will control. The sale will be conducted subject (11) to confir-

ed 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.
Carrington Mortgage
Services, LLC
as Attorney in Fact for
Freddy Martinez
McCalla Raymer Leibert

06/07/2023,

06/21/2023,

Gpn11

not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of iudicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. U.S. Bank National Asso-U.S. Balik National Asso-ciation as Trustee for Angel Oak Mortgage Trust 2020-3, Mortgage-Backed Certificates, Se-ries 2020-3 as agent and Attorney in Fact for Rosie Demetria Thomp-son

ROSIE Demerria monny-son Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Rood, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1012-15033A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COL-LECT A DEBT. ANY IN-FORMATION OB-

FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. 1012-15033A 06/07/2023, 06/14/2023, 06/21/2023, 06/28/2023.

Gpn11
sdp1972
NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Elizabeth Muoghalu to Mortagge Electronic Registration Systems, Inc., as grantee, as nominee for First Community Mortagge, Inc., its successorand assigns dated 4/25/2016 and recorded in Deed Book 54/243 Page 638 Gwinnett County, Georgia records; as last transferred to or acquired by Wells Fargo Bank, N.A., conveying the after-described property to secure a Note in the original principal amount of \$150,350.00, with interest at the rate specified therein, there will be sold by the undersigned of 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 July 5, 2023 (being the first Tuesday of said month unless said month unless said month unless said the first Fuesday of said month), the

rready Marrinez
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A
All that tract or parcel of
land lying and being in
Land Lot 48 of the 5th
District of Gwinnett
County, Georgia, being
Lot 3, Block E, The
Moorings at River Park,
Unit One, as per plat
recorded in Plat Book 54,
Page 13, Gwinnett County records, which plat is
incorporated herein by
this reference and made
a part hereof for a more
complete description.
MR/jay 7/5/23
Our file pp. 5361910 following described property:
ALL THAT TRACT OR PARCEL OF LAND LY.
ING AND BEING IN.
LAND LOT 228 OF THE STH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 29,
BLOCK A, SIERRA
RIDGE SUBDIVISION,
AS RECORDED IN
PLAT BOOK 94, PAGE
19-21, GWINNETT
COUNTY, GEORGIA following described prop-

19-21, GWINNETT
COUNTY, GEORGIA
RECORDS, WHICH
PLAT IS INCORPORATED HEREIN AND
MADE A PART HEREOF BY REFERENCE.

9075 Foreclosures 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 default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

news fees having been given). Said property is commonly known as 1529 Sierra Ridge Place, Loganville, GA 30052 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Estate/Heirs of Elizabeth Muoghalu or tenant or tenants.

tenants.
Wells Fargo Bank, NA is
the entity or individual
designated who shall
have full authority to negotiate, amend and modify all terms of the mort

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 July 5, 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:

ALL THAT TRACT OR PARCE OF LAND LYING AND BEING IN DUNCAN'S 1749TH GMD, GWINNETT COUNTY, GEORGIA, BEING LOT 33, PHASE 5, THE WOODLANDS AT CHATEAU ELAN SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 109, PAGES 158-160, GWINNETT COUNTY, GEORGIA, GEORGIA, GWINNETT COUNTY, GEORGIA, GWINNETT COUNTY, GEORGIA RECORDED IN PLAT BOOK 109, PAGES 158-160, GWINNETT COUNTY, GEORGIA RECORDED IN PLAT BECORDED IN PLAT BECORDED IN PLAT BOOK 109, PAGES 158-160, GWINNETT COUNTY, GEORGIA RECORDED IN PLAT BOOK 109, PAGES 158-160, GWINNETT COUNTY, GEORGIA RECORDED IN PLAT BOOK 109, PAGES 158-160, GWINNETT COUNTY, GEORGIA BECORDS, WHICH PLAT IS HEREBY REFERED TO AND MADE A PART OF THIS DESCRIPTION.

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 indebtdeless as and control of the page and fy all terms of the mort-gage.
Wells Fargo Bank, NA Loss Mitigation 3476 State-eview Boulevard Fort Mill, SC 29715 1-800-678-7986 Note, however, that such entity or individual is not required by law to nego-tiate, amend or modify the terms of the loan. Said property will be sold the terms of the loan. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the

not be of record, (c) the right of redemption of only toxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13. T2.1, which allows for certain procedures regarding the rescission of iudicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. Wells Fargo Bank, N.A. as agent and Aftorney in Fact for Elizabeth Muoghalu Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Center, 3725 Piedmont Cent

06/07/2023, 06/14 06/21/2023, 06/28/2023.

06/07/2023, 06/14/2023, 06/21/2023, 06/21/2023, 06/28/2023.

GPN11
sdp2019
NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Shakoor Mintu to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Home America Mortgage, Inc., its successors and assigns, dated October 18, 2006, recorded in Deed Book 47208, Page 239, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 54143, Page 432, Gwinnett County, Georgia Records, ast transferred to Towd Point Mortgage Trust 2017-FRE2, U.S. Bank National Association, as Indenture Trustee by assignment recorded in Deed Book 57784, Page 122, Gwinnett County, Georgia Records, conveying the after-de-RECORD THEREOF BEING HERBY MADE FOR A MORE COM-PLETE LEGAL DE-SCRIPTION. Said property heins NEE, GA 30024

To the best of the undersigneds knowledge, the party or parties in possession of said property is/are GARY CLARKE or

session of said property is/are GARY CLARKE or tenant(s). The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorneys fees 812, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED THIRTEEN THOUSAND SIX HUNDRED FIFTY AND 0/100 DOLLARS (\$213,650.00), with interest thereon as set forth and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees having been given). Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection.

(\$213,650.00), with interest thereon as set fortherest thereon as set fortherest thereon as set fortherein, 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: 2023, The following de-scribed property: SEE EXHIBIT A AT-TACHED HERETO AND MADE A PART HERE-OF

OF
The debt secured by said
Security Deed has been
and is hereby declared
due because of, among
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 Mote and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

§ 13-1-11 having been giv-en). Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), the right of redemption of any tax-ing authority, any mat-ters which might be dis-closed by an accurate ters 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, out any representation, warranty or recourse against the above-named

against the above-named or the undersigned. Towd Point Mortgage Trust 2017-FRE2, U.S. Bank National Association, as Indenture Trustee is the holder of the Security Deed to the property in accordance with OCGA § 44-14-1462.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, 888-818-6032.

9075 Foreclosures Note, however, that such

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 Shakoor Mintu, Shaheda Chowdhury and Mohd Saijad Property is more commonly known as 821 Wisteria View Ct, Dacula, Georgia 30019. Should a conflict arise between the property address and the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

Towd Point Mortgage
Trust 2017-FRE2, U.S.
Bank National Association, as Indenture tion, as Indenture
Trustee
as Attorney in Fact for
Shakoor Mintu
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net

www.foreclosure...
line.net
EXHIBIT A
All that tract or parcel of
land situate, lying and
being in Land Lot 267 of
the 5th District of Gwinnett County, Georgia, being Lot 25, Block A, Wolf
Creek, Unit 5, as per plat
recorded in Plat Book
recorded in Plat Book Creek, Unit 5, as per plat recorded in Plat Book 110, Page 181-182, Gwinnett County, Georgia records, which plat is incorporated herein and made a part hereof by reference.

MR/i.d. 7/5/23
Our file no. 5669919 – FT1 06/07/2023, 06/14/2023, 06/21/2023, 06/28/2023.

GPn11
gdp2020
STATE OF GEORGIA
COUNTY OF GWINNETT
NOTICE OF SALE UNDER POWER
Pursuant to the power of
sale contained in the Se-

sale contained in the security Deed executed by GARY CLARKE to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FILD IN THE PROPERTY OF THE NANCE AMERICA, LLC in the original principal amount of \$301,150.00 dated october 03, 2001 and recorded in Deed Book 42482, Page 188, 6 winnett County records, said Security Deed being last transferred to U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTE FOR RCF 2 ACQUISITION TRUST in Deed Book 60221, Page 687, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on July 05, 2023, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LY. ING AND BEING IN LAND LOT 190 OF THE TH JUDICIAL DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING KNOWN AND DESIGNATED AS LOT 2 OF BLOCK M, GLEN-INGVIEW, PHASE "G" UNIT ONE, AS MORE PARTICULARLY DESCRIBED ON A PLAT OF SURVEY RECORD ARECORDS, REFERENCE TO SAID PLAT OF SURVEY AND THE RECORD THEREO

SCRIPTION.
Said property being known as: 637 STREAM-WOOD IVY TRL SUWA-

be disclosed by an accurate survey and inspection of the property; and
(4) any assessments,
liens, encumbrances,
zoning ordinances, restrictions, covenants, and
matters of record superior to the Security Deed
first set out above.
Said sale will be conduct.

or to the Security Deed first set out above. Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. The name, address, and telephone number of the individual or entity who mas full authority to negotiate, amend, and modify all terms of the mortagge is as follows: Selene Finance LP 3501 Olympus Boulevard, 5th Floor, Suite 500 Dallas, TX 75019 877-768-3759 Note that pursuant to

8/7-/08-3/59
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 marketers. mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED MAY BE USED FOR THAT PURPOSE

TAINED MAY BE USED FOR THAT PURPOSE. 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 GARY CLARKE Robertson, Anschutz, Schneid, Crane & Partners, PLLC 13010 Morris Rd. Suite 450 Alpharetta, GA 30004

Phone: 470.321.7112 Firm File No. 20-077812 -DaG 06/07/2023, 06/14/2023, 06/21/2023, 06/28/2023.

Gpn11 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale contained in a Security Deed