9075 Foreclosures 13-166 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. No deed shall issue from this partition sale and the

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

G/7,14,21,28,2023

GDP2077
gpn11

NOTICE OF SALE
UNDER POWER
GEORGIA, Gwinnett
COUNTY
THIS LAW FIRM IS
ACTING AS A DEBT
COLLECTOR ATT
TEMPTING 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, Nuccessor by

ist Bank, Successor by merger to SunTrust Bank, dated 09/13/2019 Bank, dated 09/3/2019
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
principal amount of Sixty
One Thousand Dallars 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, the following described property:

Wednesday July 3, 2062, 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 OF RECORD RECORDE IN PLAT BOOK 10, PAGE 219, GWINNETT COUNTY, GEORGIA RECORDS THE COUNTY OF THE COUNTY O RECORDS,

RÉCORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HERE-OF BY REFERENCE.
APN: R6162 046
FOR INFORMATIONAL PURPOSES ONLY, THE PROPERTY ADDRESS IS: 609 CANDLEWICK LN

LILBURN, GA 30047-5806 The debt secured 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 Ac-count Agreement and Disclosure Statement Disclosure Statement and Security Deed. The debt remaining in default, this sale will be made for the purpose of poying 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 beginner). Said property will be sold subject to any outstand-

subject to any outstand-ing ad valorem taxes (ining 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 due and payable and which may not be of record, any right of redemption of any taxing authority, any matters demption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumpathers, and an acces, zoning ordinances, restrictions, accompanies, and matters and matters. nances, restrictions, covenants, and matters of record superior to the Security Deed first set

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 tenant or tenants and said property is more commonly known as 609 Candlewick Ln Nw, Lilburn GA 30047-5806.

5806.

In 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, mortgase, security deed or deed to secure debt.

Truist Bank
Mail code 306-40-06-45

secure debt.
Truist Bank
Mail code 306-40-06-45
1001 Semmes Avenue
Richmond, VA 23224
1(888) 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 holder of the Security Deed, to any rights of rescission of the party conducting this foreclosure sale pursuant for 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 iudicial and non-judicial sales in the state of Georgia.
Please note that the Georgia.

Georgia ne stude of 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 suant to the terms of the loan documents and State and Federal law, including but not limited to any and all rights of rescission.

rescission.
Truist Bank, Successor
by Merger to SunTrust
Bank, as Attorney in
Fact for Lori L. Ellis 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)869-6909 (fax) (404)869-6909 (fax)

GDP2091
gpn11
NOTICE OF SALE
UNDER POWER
GEORGIA, GWINNETT
COUNTY
By virtue of a Power of

Foreclosures 9075

9075 Sale contained in that certain Security Deed from RYAN CROOKS to MORTGAGE ELECfrom RYAN CROOKS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR COUNTRY-WIDE KB HOME LOANS, A COUNTRY-WIDE MORTGAGE VENTURES, LLC SERIES, dated October 31, 2007, recorded November 5, 2007, in Deed Book 48399, Page 526, Gwinnett Country, Georgia

5, 2007, in Deed Book 48399, Page 526, Gwinnett County, Georgia Records, said Security Deed having been given to 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 last old, assigned and transferred to U.S. Bank Trust National Association, not in its individual capacity, but solely in its capacity so trustee of Citigroup Mortgage Loan Trust 2022-RP2, there will be sold at public outcry to the highest bidder for cash at the Gwinnett cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Wednesday in on the first Wednesddy 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 350 OF THE TH DISTRICT, GWIN-LAND LOT 350 OF THE 7TH 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 116117, GWINNETT COUNTY, GEORGIA
RECORDS, WHICH RECORDS, RECORDED WHICH PLAT IS

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 THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGIA.

GIA.
Said legal description being controlling, however the property is more commonly known as 1273 LANIER SPRINGS DRIVE, BUFORD, GA 30518.
The indebtedness serviced by said Society.

cured by said Security Deed has been and is hereby declared due be-cause of default under 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 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.

Deed. Said property will be sold said property Will be solo on an as-is basis without any representation, war-ranty 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 utstanding 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; all zoning ordinances:

ordinances; assessments; liens; cumbrances; 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 RYAN CROOKS, or tenants(s). cumbrances; restric

The sale will be conducted subject (1) to confirmation that the sale is pronibited 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. entity having full au-

thority to negotiate, amend or modify all terms of the loan (alterms of the loan (al-though not required by law to do so) is: Select Portfolio Servicing, Inc., Loss Mitigation Dept., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, Telephone Number: 888-818-6032. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured to require a secured creditor to negotiate, amend, or modify the terms of the mortgage

terms of the mortgage instrument.
U.S. BANK TRUST NA-TIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY IN ITS CAPACITY AS TRUSTEE OF CITIGROUP MORTGAGE LOAN TRUST 2022-RP2 as Attorney in Fact for

Attorney in Fact for YAN CROOKS RYAN CROOKS
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 PILE. USED FOR THAT PUR PUSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071

Telephone Number: (877) 813-0992 Case No. SPS-22-05644-2

rlselaw.com/propertylisting 6/7,14,21,28,2023

GDP2232
gpn11
TS # 2023-05559-GA
Notice Of Sale Under
Power
Georgia, Gwinnett County Under and by virtue of
the Power of Sale contained in that certain Security Deed given by
Brandon Madden to curity Deed given by Brandon Madden to Mortgage Electronic Registration Systems, Inc., as Grantor, as nominee for Home Point Financial Corporation, a New Jersey Corporation, as uccessors and assigns, dated 1/12/2022, and recorded on 1/24/2022, in Deed Book 59627. Page recorded on 1/24/2022, in Deed Book 59627, Page 475, Gwinnett County, Georgia records, as last assigned to Freedom Mortgage Corporation by Mortgage Corporation by assignment recorded on 1/27/2023 in Deed Book 60414, Page 00898, conveying the after-described property to secure a Note in the original principal amount of \$293,000.00, with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for sold at public outery to the highest bidder for cash before the Court-house door of Gwinnett County, Georgia, within the legal hours of sale on 15/2023, the following de-scribed property: All That Tract Or Parcel Of and Lying And Being In That Tract Or Parcel Of Land Lying And Being In Land Lot 131 Of The 6th District, Gwinnett County, Georgia, Being Lot 66, Block J, Of Sweetwater Estates Subdivision, As Per Plat Recorded In Plat Book L, Page 336, Gwinnett County, Georgia Records, Which Plat Foreclosures

9075

Incorporated Herein By Reference And Made A Part Of This Descrip-tion; Being Known As 3309 Poplar Drive, 3309 Poplar Drive, Lawrenceville, Georgia, According To The Present System Of Num-bering Houses In Gwin-nett County, Georgia. Said property is com-monly known as 3309 Poplar Dr Lawrenceville, GA 30044. The indebted-ness secured by said Se-curity Deed has been and is hereby declared due because of, among other curity 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 the sale, as provided in the Security Deed and by law, including attorneys fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Freedom Mortgage Corporation, Attention: Loss Mitigation Department 10500 Kingain is: Freedom Mortgage Corporation, Attention: Loss Mitigation Department, 10500 Kincaid Drive Fishers, IN 46037, Telephone No.: 855-690-5900. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend, or modify the terms of the security instrument. Said property will be sold subject to any outstanding

property will be sold subject to any outstanding
ad valorem taxes (including taxes which are
a lien, whether or not
now 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, nances, restrictions, covenants, and any other covenants, and any other matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party(ies) in possession of the property is (are) Brandon Madden or tenant(s) or other occupants. The sale will be conducted subject to (1) confirmation that the 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 foreclosure. The sale is conducted on behalf of the secured creditor under the power of sale

the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being Freedom Mortgage Corporation as Attorney in Fact for Brandon Madden. Nestor Solutions, LLC, 2850 Redhill Ave, Suite 240, Santa Ana, CA 27705, (888) 403-4115, TS # 2023-05559-6A For sale information, visit: https://www.nestortruste e.com/sales-information.com or call (888) 902-3989.

6/7,14,21,28,2023

6/7,14,21,28,2023 GDP2233

GDP2233
gpn11
NOTICE OF SALE
UNDER POWER
CONTAINED IN
SECURITY DEED
STATE OF GEORGIA,
COUNTY OF Gwinnett
Pursuant to a power of
sale contained in a certain security deed executed by Barbara Moore,
hereinafter referred to
as Grantor, to National
City Mortgage Co. dba
Commonwealth United
Mortgage Company
recorded in Deed Book
26970, beginning at page
218, and as modified at
Deed Book 48466, Page
275, and as modified at
Deed Book 49148, Page
289, and as modified at
Deed Book 51136, Page 4,
and as modified at
Deed Book 51136, Page 4,
and as modified at
Deed Book 51136, Page 4,
and as modified at Deed Book 51136, Page 4, and as modified at Deed Book 52963, Page 854, and as modified at Deed Book 52847, Page 727, of the deed records of the Clerk of the Superior Court of the aforesaid state and county, and by virtue of a default under the terms of said security deed, and the related once, the undersigned at note, the undersigned at-torney-in-fact for the aforesaid Grantor (which aforesaid Grantor (which attorney-in-fact is the present holder of said security deed and note secured thereby) will sell at the usual place of conducting Sheriff's sales in said county within the legal hours of sale, to the highest bidder on the first Wednesday in July 2023, all property described in said security first Wednesday in July 2023, all property de-scribed 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 147 and 174 of the 7th Land District, Gwinnett County, Georgia, and being Lot 57, Block A, Sentinel Ridge Subdivision, Unit 1, Phase 4, all as more particularly shown and deticularly shown and de-lineated on a plat of said subdivision prepared by Precision Planning, Inc. dated January 22, 1996, last revised February 13, 1996, and recorded at Plat Book 69, Page 121, Gwinnett County Plat Records, which plat is incorporated herein by refcorporated herein by ref corporated herein by ref-erence thereto for a more complete and par-ticular description of said lot. Said lot being improved property hav-ing situate thereon a sin-gle family residence and being known as 2969 Sen-tinel Circle, Lawrenceville, Georgi

Lawrenceville, Georgia, 30043, according to the present system of numbering in effect in Gwinnett County, Georgia. Said legal description being controlling, however, the Property is more commonly known as: 2969 Sentinel Circle, Lawrenceville, GA 30043 Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the the above-named or undersigned. The sale will be subject to the folwill be subject to the fol-lowing items which may affect the title: any out-standing ad valorem tax-es (including taxes which are a lien but not yet due and payable); any mat-ters which might be dis-closed by an accurate survey and inspection of the property; any assess. survey and inspection of the property; any assessments, liens, encumbrances, zoning ordinances, restrictions, and all other matters of record superior to the said Security Deed. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the to final confirmation and audit of the status of the loan with the holder of the Security Deed. Midfirst Bank, through its division Midland Mortgage is the entity with authority to negotiate, amend and modify the terms of the Note and Security Deed. MidFirst Bank, through its division Midland Mortgages Bank, through its divi-sion Midland Mortgages address is 999 N.W. Grand Blvd., Oklahoma City, OK 73118. MidFirst Bank, through its divi-sion Midland Mortgage may be contacted by telephone at 1-800-552-3000. To the best of the

undersigned's knowledge and belief, the party in possession of the proper-ty is believed to be Barty is believed to be Bar-bara Norman-Carson fka Barbara Moore and Christopher Carson, Ad-ministrator of Estate of Barbara Ann Moore Car-son, or tenant(s). MidFirst Bank, as Transferee, Assignee, and Secured Creditor As attorney-in-fact for the aforesaid Grantor CB Legal, LLC

Foreclosures

CB Legal, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connec-tor, Suite 350 Atlanta, GA 30342 (770) 392-0041 23-7092 23-7092
THIS LAW FIRM MAY
BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW.
IF SO, ANY INFORMATION OBTAINED WILL
BE USED FOR THAT
PURPOSE.
6/7,14,21,28,2023

GDP2234

NOTICE OF SALE
UNDER POWER
CONTAINED IN
SECURITY DEED
STATE OF GEORGIA,
COUNTY OF Gwinnett
Pursuant to a power of
sale contained in a certain security deed executed by Ramona D.
Wilkerson, hereinafter
referred to as Grantor,
to Mortgage Electronic
Registration Systems,
inc. as nominee for Allied Home Mortgage
Capital Corporation
recorded in Deed Book
47607, beginning at page
4846, and as modified at
Deed Book 58894, Page
1644, and as modified at
Deed Book 59853, Page
72, of the deed records of
the Clerk of the Superior
Court of the aforesaid
state and county, and by
virtue of a default under
the terms of said security deed, and the related
note, the undersigned attorney-in-fact for the
aforesaid Grantor (which
attorney-in-fact is the
present holder of said security deed and note security deed and note security deed and security
deed including but not
limited to the following
described property:
All that tract or parcel of
land lying and being in
Land Lots 179 and 180 of
the 5th District, Gwinnett
County, Georgia, being
Lot 68, Block B,
Springlake Cove, a Condominium, Unit Three,
Phase B, per plat recorded at Condominium Plat
Book 2, Page 207, said
County records, subject
to that certain Declaration of Condominium Plat
Book 2, Page 207, said
County records, subject
to that certain Declaration of Condominium Plat
Book 2, Page 207, said
County records, subject
to that certain Declaration of Condominium Plat
Book 2, Page 207, said
County records, subject
to that certain Declaration of Condominium Plat
Book 2, Page 207, said
County records, subject
to that certain Declaration of Condominium Plat
Book 2, Page 207, said
County records, subject
to that certain Declaration of Condominium Plat
Book 20, Page 207, said
County records, subject
to that certain Declaration of Condominium Plat
Book 20, Page 207, said
Deed Book 20, Page
204, said county records,
which Declaration may
be amended from time to
time and which terms
and conditions are incorporated herein and mode
a part hereof by

Said legal description being controlling, however, the Property is more commonly known as: 440 Springbottom Court, Lawrenceville, GA 30046 Springontomic Courr,
Lawrenceville, GA 30046
Said property will be sold
on an as-is basis without
any representation, warranty or recourse against
the above-named or the
undersigned. The sale
will be subject to the following items which may
affect the title: any outstanding ad valorem taxes (including taxes which
are a lien but not yet due
and payable); any matters which might be disclosed by an accurate
survey and inspection of
the property; any assessments, liens, encumbrances, zoning ordinances, restrictions, and
all other matters of
record superior to the
said Security Deed. The
sale will be conducted
subject (1) to confirmation that the sale is not 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, through its division Midland Mortage is the entity with the security Deed. Mid-First Bank, through its division Midland Mort-agge is the entity with authority to negotiate, amend and modify the terms of the Note and Se-curity Deed. MidFirst Bank, through its divi-sion Midland Mortgages address is 99 N.W. Grand Blvd., Oklahoma City, OK 73118. MidFirst Bank, through its divi-sion Midland Mortgage may be contacted by telephone at 1-800-592-3000. To the best of the undersigned's knowledge and belief, the party in possession of the proper-ty is believed to be Ra-mona D. Wilkerson, or tenant(s).

tenant(s).
MidFirst Bank,
as Transferee, Assignee,
and Secured Creditor
As attorney-in-fact for
the aforesaid Grantor
CR Legal 11.0 CB Legal, LLC

Lo Legal, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connec-tor, Suite 350 Atlanta, GA 30342 (770) 392-0041 THIS LAW FIRM MAY BE HELD TO BE ACT-ING AS A DEBT COL-LECTOR, UNDER FED-ERAL LAW.
IF SO, ANY INFORMATION OBTAINED WILL
BE USED FOR THAT
PURPOSE.

6/7,14,21,28,2023 GDP2235

GDP2235
gpn11
NOTICE OF SALE
UNDER POWER
CONTAINED IN
SECURITY DEED
STATE OF GEORGIA,
COUNTY OF Gwinnett
Pursuant to a power of sale contained in a certain security deed excuted by Valerie J.
Thompson, hereinafter referred to as Grantor, to Brand Mortgage Group, LLC recorded in Deed Book 54595, beginning at page 322, of the deforesaid state and county, and by virtue of a default under the terms of said security deed, and the related note, the undersigned aftorney-incort for the suppression of the related note, the undersigned aftorney-incort for the deforestid and the related note, the undersigned attorney-in-fact for the aforesoid Grantor (which attorney-in-fact is the present holder of said security deed and note secured thereby) will sell at the usual place of conducting Sheriff's sales in said county within the legal hours of sale, to the highest bidder on the first Wednesday in July 2023, July 5, 2023, all property described in said security deed including but not 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 206 of the 6th Land District of Gwinnett County, Georgia, being known and designated as Lot 8, Block E, Breckinridge Station, as shown on that certain final plat of Breckinridge Station, filed for record on March 5, 2004 and recorded at Plat Book 102, Pages 81-82, and revised at Plat Book 105,

9075 Foreclosures Pages 90-91, recorded on August 26, 2004, Gwinnett County, Georgia records, reference to said plat of survey and the record thereof being hereby made for a more complete legal description. Said legal description being controlling, however, the Property is more commonly known as: 1956 Executive Drive, Duluth, 6A 30096
Said property will be sold on an as-is basis without only representation, war-

any representation, war any representation, warranty or recourse against the above-named or the undersigned. The sale will be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien but not yet due and payable); any matters which might be disclosed by an accurate survey and inspection of the property; any assessments, liens, encumbrances, restrictions, and all other matters of record superior to the sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. ranty or recourse against prohibited under the U.S. Bankruptcy Code and (2)

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. State Home Mortagge, as loan servicer is the entity with full authority to negotiate, amend and modify the terms of the Note and Security Deed. State Home Mortagges address is 60 Executive Park South, N. E., Atlanta, GA 30329. State Home Mortagge may be contacted by telephone at 404-679-0574. To the best of the undersigned's knowledge and belief, the party in possession of the property is believed to be Valerie Jordan Thompson aka Valerie Jordan Thompson El, or tenant (s).

(s).
Georgia Housing and Finance Authority, as
Transferee, Assignee, and Secured Creditor
As attorney-in-fact for the aforesaid Grantor CB Legal, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connector, Suite 350

5353 GIERRINGE COMMECTOR, SUITE 350
Aflanta, GA 30342
(770) 392-0041
19-5903
THIS LAW FIRM MAY
BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW.
IF SO, ANY INFORMATION OBTAINED WILL
BE USED FOR THAT
PURPOSE.
677,14,21,28,2023

GDP2236

GDP2236
gpn11
NOTICE OF SALE
UNDER POWER
CONTAINED IN
SECURITY DEED
STATE OF GEORGIA,
COUNTY OF Gwinneth
Pursuant to a power of
sale contained in a certrain security deed executed by Travis Richardson, hereinafter referred
to as Grantor, to Mortgage Electronic Registration Systems, Inc. as
nominee for The American Eagle Mortgage Co,
LLC recorded in Deed
Book 54695, beginning at
page 728, of the deed
records of the Clerk of
the Superior Court of the
aforesaid state and county, and by virtue of a default under the terms of
said security deed, and
the related note, the undersigned attorneyin-fact is the present
holder of said security
deed and note secured
thereby) will sell at the
usual pilace of conducting
Sheriff's sales in said
country within the legal
hours of sale, to the highest bidder on the first
Wednesday in July 2023,
all property described in
said security deed includall property described in said security deed includ-ing but not limited to the

following described propfollowing described property:
All that tract or parcel of land lying and being in Land Lot 320 of the 4th District, Gwinnett Court, Georgia, being Lot 6, Block A of Woodgate Landing Subdivision, as per plat recorded in Plat Rook 126, pages 35-37.

tor, Suite 350 Atlanta, GA 30342

(770) 392-0041

PURPOSE

6/7,14,21,28,2023

GDP2241

tained in a Deed to Secure Debt given by Joyce
Bagby to Washington
Mutual Bank, FA, dated
June 8, 2007, and recorded in Deed Book 48005,
Page 766, Gwinnett County, Georgia records, as
last transferred to

last transferred to LaSalle Bank NA, as trustee, on behalf of the holders of the WaMu Mortagge Pass-Through Certificates, Series 2007-OA6 Trust by Assignment recorded in Deed Book 50346, Page 591, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$237,600.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on the first Wednesday in July, 2023, to wit: July 5, 2023, the following described property:

rotiowing described proverty:
All that tract or parcel of land lying and being in Land Lot 63 of the 5th District, Gwinnett County, Georgia, being Lot 13, Block B, Streamwood Village Subdivision, Unit 200 as per plat recorded

One, as per plat recorded in Plat Book 62, Page 248, Gwinnett County,

248, Gwinnett County, Georgia records, said plat being incorporated herein by reference thereto.
The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness

events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). Said property is commonly known as 3649 Cecilia Way, Loganville,

monly known as 3649 Ce-cilia Way, Loganville, GA 30052, together with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and be-lief of the undersigned, the party (or parties) in possession of the subject property is (are). Jovee

possession of the subject property is (are): Joyce Bagby and Terris Terry or tenant or tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b)

per plat recorded in Plat Book 126, pages 35-37, Gwinnett County, Geor-gia records, which plat is incorporated herein and made a part hereof by reference. Said legal description be-ing controlling, however, the Property is more commonly known as: 441 Rosegate Drive, Snellville GA 30039 commonly known as:
4441 Rosegate Drive,
Snellville, GA 30039
Said property will be sold
on an as-is basis without
any representation, warany representation, war-ranty or recourse against the above-named or the undersigned. The sale will be subject to the fol-lowing items which may affect the title: any out-standing ad valorem tax-es (including taxes which are a lien but not yet due and payable); any mat-ters which might be dis-closed by an accurate closed by an accurate survey and inspection of closed by an accurate survey and inspection of the property; any assessments, liens, encumbrances, zoning ordinances, restrictions, and all other matters of record superior to the said Security Deed. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. Mid-First Bank, through its division Midland Mortagge is the entity with authority to negotiate, amend and modify the terms of the Note and Security Deed. Mid-First Deed.

amend and modity the terms of the Note and Security Deed. MidFirst Bank, through its division Midland Mortgages address is 99 N.W. Grand Blvd., Oklahoma City, OK 73118. MidFirst Bank, through its division Midland Mortgage may be contacted by telephone at 1-800-552-3000. To the best of the undersigned's knowledge and belief, the party in possession of the property is believed to be Travis Richardson and Yuntrill Charlett Pugh, or tenant(s). MidFirst Bank, as Transferee, Assignee, and Secured Creditor As attorney-in-fact for the aforesaid Grantor CB Legal, LLC

Attorneys at Law Glenridge Highlands II 5565 Glenridge Connec-tor, Suite 350 Atlanta, GA 30342 (770) 392-0041 21-6651 THIS LAW FIRM MAY BE HELD TO BE ACT-ING AS A DEBT COL-LECTOR, UNDER FED-ERAL LAW.
IF SO, ANY INFORMATION OBTAINED WILL
BE USED FOR THAT
PURPOSE.
(7.14.2) 28 2022

6/7,14,21,28,2023 GDP2237 GDP2237
gpn11
NOTICE OF SALE
UNDER POWER
CONTAINED IN
SECURITY DEED
STATE OF GEORGIA,
COUNTY OF Gwinnett
Pursuant to a power of
sale contained in a certain security deed executed by Jerry Glenn

Lindsey, hereinafter re-ferred to as Grantor, to Chase Manhattan Mort-gage Corporation record-

9075

Foreclosures

9075

Foreclosures

not prohibited under the U.S. Bankruptcy Code; (2) O.C.G.A. Section 9-13-172.1; and (3) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the

gage Corporation recorded in Deed Book 22309, beginning at page 114 and re-recorded at Deed Book 22443, Page 163 and as modified at Deed Book 24746, Page 605 and as modified at Deed Book 54746, Page 647, of the deed records of the Clerk of the Superior Court of the aforesaid state and county, and by virtue of a default under state and county, and by virtue of a defoult under the terms of said security deed, and the related note, the undersigned attorney-in-fact for the aforesaid Grantor (which attorney-in-fact is the present holder of said security deed and note secured thereby) will self at the usual place of conducting Sheriff's sales in said county within the leat the usual place of conducting Sheriff's sales in said county within the legal hours of sale, to the highest bidder 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 141 of the 5th District of Gwinnett County, Georgia, being shown and designated as Lot 7, Block E, Addition to Forest Hills Subdivision, Unit 2, as shown on a plat of subdivision recorded at Plat Book H, Page 174 & 175, Gwinnett County, Georgia records, which is incorporated herein and made a part hereof

herein and made a part The property is also known as 345 Forest Valley Road, Lawrenceville, Georgia 30045, according to the current numbering system in Gwinnett County.
Said legal description being controlling, however, the Property is more commonly known as: 345 Forest Valley Rd, Lawrenceville, GA 30046 hereof. 1-888-818-6032 1-888-818-6032
The foregoing notwithstanding, nothing in
OC.G.A. Section 44-14162-2 shall be construed
to require the secured
creditor to negotiate,
amend or modify the
terms of the Deed to Secure Debt described
herein.
This sgle is conducted on

cure Debt described herein.
This sale is conducted on behalf of the secured creditor under the power of sale granted in the forementioned security instrument, specifically being
U.S. Bank NA, successor trustee to Bank of America, NA, successor in interest to LaSalle Bank NA, as trustee, on behalf of the holders of the WaMu Mortgage Pass-Through Certificates, Series 2007-OA6 Trust as attorney in fact for Joyce Bagby Richard B. Maner, P.C. 180 Interstate N Parkway, Suite 200
Atlanta, GA 30339
404,252.6385 Lawrenceville, GA 30046 Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will be subject to the following items which may affect the title: any outstanding ad valorem toxes (including taxes which are a lien but not yet duand payable); any matters which might be disclosed by an accurate survey and inspection of the property; any assessments, liens, encumbrances, zoning ordinances, restrictions, and all other matters of record superior to the said Security Deed. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. Mid-First Bank, through its division Midland Mortgage is the entity with authority to negotiate, amend and modify the terms of the Note and Security Deed. Mid-First Bank, through its division Midland Mortgage is the entity with authority to negotiate, amend and modify the terms of the Note and Security Deed. Mid-First Bank, through its division Midland Mortgage suddress is 999 N.W. Grand Blvd., Oklahoma City, OK 73118. Midlerist Bank, through its division Midland Mortgage and belief, the party in possession of the property is believed to be Jerry Glenn Lindsey and Sandra D. Lindsey and Sandra D. Lindsey and The Repersentative 404.252.6385
THIS LAW FIRM IS
ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY
INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.
EC14.292 FC14-282 6:7,14,21,28,2023

6:7,14,21,28,2023

GDP2242
gpn11

Notice of Sale Under
Power
Georgia, Gwinnett
County
Under and by virtue of
the Power of Sale contained in a Deed to Secure Debt given by
Cheryl Byer to Mortgage
Electronic Registration
Systems, Inc. ("MERS")
as nominee for Opteum
Financial Services, LLC,
dated August 31, 2006,
and recorded in Deed
Book 46985, Page 414,
Gwinnett County, Georgia records, as last
transferred to Wilmington Trust, NA, successor ton Trust, NA, successor trustee to Citibank, N.A., trustee to Citibank, N.A., as Trustee, for the benefit of registered holders of Structured Asset Mortagge Investments II Trust 2007-AR1, Mortagge Pass-Through Certificates, Series 2007-AR1 by Assignment recorded in Deed Book 50714, Page 772, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the and The Representative of Estate of Sandra D. Lindsey, or tenant(s). MidFirst Bank, as Transferee, Assignee, and Secured Creditor As attorney-in-fact for the aforesaid Grantor CB Legal, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connector, Suite 350 not me the described property to secure a Note of even date in the original principal amount of \$212,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on the first Wednesday in July, 2023, to wit: July 5, 2023, the following described property: 22-6864
THIS LAW FIRM MAY
BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW.
IF SO, ANY INFORMATION OBTAINED WILL
BE USED FOR THAT
PURPOSF erty:
All that tract or parcel of land lying and being in Land Lot 121 of the 7th District, Gwinnett County, Georgia, being Lot 74, Block A, Charleston Row GDP2241
gpn11
Notice of Sale Under
Power
Georgia, Gwinnett
County
Under and by virtue of
the Power of Sale contained in a Deed to Secure Debt given by Joyce

Townhomes, as per plat recorded in Plat Book 98, Pages 102-103, Gwinnett County Records, said plat being incorporated herein by reference thereto.

The debt secured by said Deed to Secure Debt has been and is hereby de-clared due because of, among other possible events of default, failure events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including atand by law, including at-torneys fees (notice of intorneys fees (notice of intent to collect attorneys fees having been given). Said property is commonly known as 2650 Gadsen Walk, Duluth, GA 30097, together with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Cheryl Byer or tenant or tenants.

Byer or tenant or ten-ants.
Said property will be sold subject to (a) any out-standing ad valorem tax-es (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accu-rate survey and insperrate survey and inspec-tion of the property, and (c) all matters of record (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) O.C.G.A. Section 9-13-172.1; and (3) final confirmation and audit of the status of the loan with the holder of the security deed.
Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures.

Section 9-13-172.1, Which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. vided in the preceding paragraph.
Pursuant to O.C.G.A.
Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is:

9075 Foreclosures any matters which might be disclosed by an accu-rate survey and inspec-tion of the property, and Select Portfolio Servicing, Inc. Attention: Loss Mitigation of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code;

Aftention: Loss Mitigation Department 3217 S. Decker Lake Drive Salt Lake City, Utah 84119 1-888-818-6032 The foregoing notwithstanding, nothing in OC.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend or modify the terms of the Deed to Secure Debt described herein.

rerms of the Deed to Se-cure Debt described herein.

This sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being

atorementioned security being wilminstrument, specifically being Wilminston Trust, NA, successor trustee to Citibonk, N.A., as Trustee, for the benefit of registered holders of Structured Asset Mortgage Investments II Trust 2007-AR1, Mortgage Pass-Through Certificates, Series 2007-AR1 as attorney in fact for Cheryl Byer Richard B. Moner, P.C. 180 Interstate N Parkway, Suite 200
Atlanta, GA 30339
404.252.6385
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph.

Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortage with the debtor is: Select Portfolio Servicing, Inc.

Aftenion: Loss Mitigation Department 217 S. Decker Lake Drive Salt Lake City, Utah 84119

TAINED WILL BE USED FOR THAT PUR-POSE. POSE. Salt Lake City, Utah FC23-016 6:7,14,21,28,2023

GDP2245

GPP245

gpm11

Notice of Sale

Under Power

Georgia, Gwinnett

County

Under and by virtue of
the Power of Sale contained in a Deed to Secure Debt given by International Property Consortium LLC, a Georgia

limited liability company
to SkyBeam Capital

Imited liability company
to SkyBeam Capital

REIT LLC, dated July 5,
2022, and recorded in
Deed Book 60062, Page
529, Gwinnett County,
Georgia records, conveying the after-described
property to secure a
Note of even date in the
original principal amount
of \$160,000.00, with interest at the rate specified
therein, there will be
sold by the undersigned
at public outcry to the
highest bidder for cash
before the Courthouse
door of Gwinnett County,
Georgia, within the legal
hours of sale on the first
Wednesday in July, 2023, to Wednesday in July, 2023, to wit: July 5, 2023, the following described prop-

rotioning described property:
All that tract or parcel of land lying and being in the City of Lawrenceville, Land Loi 174 and 179 of the 5th Land District of Gwinnett County Georgia, being more particularly deing more particularly de-scribed as follows:

scribed as follows:
To find the TRUE
POINT OF BEGINNING
commence at the intersection of the northerly
right-of-way
Springlake Road (60-foot
right-of-way) and the
centerline of Paper Mill
Road; THENCE along
said centerline of Paper Road; THENCE along said centerline of Paper Mill Road North 43 desaid centerline of Paper Mill Road North 43 degrees 35 minutes 21 seconds West for a distance of 151,98 feet to a point on the aforesaid centerline, THENCE leaving said centerline North 45 degrees 50 minutes 02 seconds East for a distance of 40.00 feet to a point on the northerly right-of-way of Paper Mill Road, being marked by a 1/2 rebar set; said point being the TRUE POINT of BEGINNING. THENCE traveling on said right-of-way North 43 degrees 35 minutes 21 seconds West for a distance of 166.28 feet to a point; THENCE continuing on said right-of-way along a curve to the left paying a radius of 638 67 along a curve to the left having a radius of 638.67 feet and an arc length of 22.19 feet, being subtended by a chord of North 44 degrees 35 minutes 04 seconds West for a distance of 22.19 feet to a point, said point being marked by a 1/2 rebarset; THENCE leaving said right-of-way North 64 degrees 36 minutes 01 seconds East for a distance of 119.54 feet to a point, said point being a 1/2 rebar set; THENCE North 45 degrees 50 minutes 02 seconds East for a distance of 233.74 feet to a point, said point being a 1/2 rebar set; thence south 86 degrees 03 minutes 55 seconds East for a distance of 231.37 feet to a point, said point being a 1/2 rebar set; THENCE South 44 degrees 09 minutes 58 seconds East for a distance of 52.21 feet to a point, said point being a 1/2 rebar set; THENCE South 44 degrees 09 minutes 58 seconds East for a distance of 52.21 feet to a point, said point being a 1/2 rebar set; THENCE South 45 degrees 50 minutes 02 seconds West for a distance of 436.17 feet to a 1/2 rebar set on the aforesaid northerly right-of-way of Paper Mill Road, said point being the TRUE POINT OF BEGINNING.
Said property contains 1.451 acres and is shown on the survey for Alexander Mills L.P., prepared by Precision Planning Inc., dated 05/06/02.

Inc., dated 05/06/02.
LESS AND EXCEPT:
All rights, title and interest in favor of Municipal Electric Authority of Georgia for property described in Award of the Special Master RE: In Rem Condemnation Proceeding, Civil Action Tile Number 98A3298 styled Municipal Electric Au-Number 98A3298 styled Municipal Electric Authority of Georgia vs. 0.075 acres and Brenda Cagle Reynolds, et al., filed 06/02/98 and recorded in Deed Book 19016, Page 0113, Gwinnett Co. Records.
Parcel ID Number: R5179 533.
Subject to any Easements or Restrictions of Record.

Record Record.
The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the manner provided in the Note and Deed to Secure Debt. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). Said property is commonly known as 192 Paper Mill Road, Lawrenceville, The debt secured by said monly known as 192 Paper Mill Road,
Lawrenceville, GA
30046, together with all
fixtures and personal
property attached to and

property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subiect property is (are): International Property Consortium LLC, c/o Adewale Owomoyela as members and/or guarantors or tenant or tenants. Said property will be sold Tors or tenant or tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might

9075 Foreclosures be disclosed by an accurate survey and inspection of the property, and (c) all matters of record

(c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc.

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

U.S. Bankruptcy Code;
(2) O.C.G.A. Section 9-13-172.1; and (3) final confirmation and audit of the status of the loan with the holder of the security deed.
Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph.
Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortage with the debtor is: SkyBeam Capital, LLC Attention: Loss Mitigation Department 3225 Cumberland Blvd, Suite 100
Atlanta, GA 30339
404-793-2323
The foregoing notwithstanding, nothing in O.C.G.A. Section 4-14-162.2 shall be construed for require the secured creditor to negotiate, amend or modify the terms of the Deed to Secure Debt described herein.

This sale is conducted on behalf of the secured

creditor under the power of sale granted in the aforementioned security instrument, specifically being SkyBeam Capital REIT LLC as attorney in fact for International Property International Property Consortium LLC, a Geor-gia limited liability com-

Richard B. Maner, P.C. 180 Interstate N Park-180 Interstate N Parkway, Suite 200
Atlanta, GA 30339
404.225.6385
THIS LAW FIRM IS
ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY
INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.
FC23.089
6:7,14,21,28,2023

6:7,14,21,28,2023

GDP2246

GDP2246
gpn11
NOTICE OF SALE UNDER POWER CONTAINED IN SECURITY
DEED
STATE OF GEORGIA,
COUNTY OF Gwinnett
Pursuant to a power of sale contained in a certain security deed executed by Adelaida Canales, hereinafter referred to as Grantor, to First National Bank of America recorded in Deed Book 59935, beginning at page 254, of the ded records of the Clerk of the Superior Court of the aforesaid state and county, and by virtue of edefault page 150 to person of the contained on the county, and by virtue of the contained on the county, and by virtue of the contained on the contained on the contained on the county, and by virtue of the contained on the the aforesaid state and county, and by virtue of a default under the terms of said security deed, and the related note, the undersigned aftorney-infact for the aforesaid Grantor (which aftorney-in-fact is the present holder of said security deed and note secured thereby) will sell at the usual place of conducting Sheriff's sales in said county within the legal hours of sale, for cash, to the highest bidder on the first Wednesday in July 2023, all property deed including but not limited to the following described property: limited to the following described property:
All that tract or parcel of land lying and being in Land Lot 294, 6th District, Gwinnett County, Georgia, being Lot 5, Block B, Frank Mattison Subdivision, as per plat recorded at Plat Book 19, Page 74-B, Gwinnett County, Georgia, Records, which plat is incorporated herein by ref-

corporated herein by reference and made a part of this description. Said legal description being controlling, however, the Property is more commonly known as: 3888 Abbotts Bridge Rd, Duluth, GA 30096 Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will be subject to the following items which may undersigned. The sale will be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien but not yet due and payable); any matters which might be disclosed by an accurate survey and inspection of the property; any assessments, liens, encumbrances, restrictions, and all other matters of record superior to the said Security Deed. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. First National Bank of America is the entity with authority to negotiate, amend and modity the terms of the Note and Security Deed. First National Bank of America address is 241 East Saginaw, East Lansing, MI 48826. First National Bank of America and be contacted by telephone at 800-642-4578. To the best of the undersigned's

corporated herein by ref

Bank of America may be contacted by telephone at 800-642-4578. To the best of the undersigned's knowledge and belief, the party in possession of the property is believed to be Adelaida Canales aka Adelita Canales aka Adela Perdomo, or tenant(s). ant(s) First National Bank of

First National Bank of America, Secured Creditor
As attorney-in-fact for the aforesaid Grantor
CB Legal, LLC Attorneys at Law
Glenridge Highlands 11
5565 Glenridge Connector, Suite 350

Atlanta, GA 30342 (770) 392-0041 23-7120 23-720
THIS LAW FIRM MAY
BE HELD TO BE ACTING
AS A DEBT COLLECTOR, UNDER FEDERAL LAW.
IF SO, ANY INFORMATION OBTAINED WILL
BE USED FOR THAT
PURPOSE.
67,14,21,28,2023

6/7,14,21,28,2023

GDP2266 gpn11 NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY,

GWINNETT COUNTY,
GEORGIA
THIS IS AN ATTEMPT
TO COLLECT A DEBT.
ANY INFORMATION
OBTAINED WILL BE
USED FOR THAT PURPOSE.
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Annie S. Harris
to Mortgage Electronic
Registration Systems,