9075

Foreclosures

Mortgage Services, LLC may be contacted at: 1-800-790-9502 or by writing to 1600 South Douglass Road, Suite 110 and 200-A, Anaheim, CA

A, Anaheim, CA
92806-5951.
Please note that, pursuant to O.C.G.A. \$44-14.
162.2, the secured creditor is not required to amend or modify the terms of the loan.
To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known

tus of the loan with the holder of the security deed.

deed.
Pursuant to O.C.G.A. §9-13-172.1, which allows for certain procedures regarding the rescission of judicial and noniudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph.

paragraph.
Funds used at sale shall be in certified funds and

payable to Bell Carring-ton Price & Dell Carring-

LLC.
Carrington Mortgage
Services, LLC as Attorney in Fact for Darrick
E. Newsome, Sr. and
Latanya D. Moore-New-

Latanya D. Moore-New-some.

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

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

29201 (803)-509-5078. File: 23-42021 05/17/2023, 05/24/20 05/31/2023, 06/07/20 06/14/2023, 06/21/20 06/28/2023

Gpn11

GPN11
sqtp1628
STATE OF GEORGIA
COUNTY OF GWINNETT
NOTICE OF SALE UNDER POWER
PUrsuant to the power of
sale contained in the Security Deed executed by
SHANIELE FORRESTER to MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CALCON MUTUAL MORTGAGE LLC
in the original principal

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

Book 60564, Page 00809, Gwinnett County records, the undersigned will sell at public outer 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

property in said Security Deed and described as

follows:
ALL THAT TRACT OR
PARCEL OF LAND LYING AND BEING IN
GMD 1749 OF GWINNETT COUNTY, GEOR-

NETT COUNTY, GEOR-GIA, BEING LOT 218, BLOCK A, LAKEVIEW AT HAMILTON MILL, UNIT 2B, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 144, PAGES

05/24/2023, 06/07/2023,

06/21/2023,

Inc., as nominee for Countrywide Home Loans, Inc., dated May 30, 2006, and recorded in Deed Book 46664, Page 589, Gwinnett County, Georgia Records, as modified by Vanessa Ann Speed, in a Modification Agreement September 24, 2021, and as last transferred to U.S. Bank Trust National Association, as Trustee of the Cabana Series IV

Association, as Trustee of the Cabana Series IV Trust by assignment recorded in Deed Book 57301, Page 244 in the Office of the Clerk of Superior Court of Gwinnett County. County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount original principal amount of one hundred seventy-six thousand, four hundred dollars and 00/100 (\$176,400.00), with interest thereon as set forth thereis there will be seen the control of est intereon as set form therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on July 5, 2023, the following described property:

JUIY 5, 2023, the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN
LAND LOT 44 OF THE
5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 35,
BLOCK C, OF SINGLEY
SPRINGS SUBDIVISION, UNIT TWO, AS
PER PLAT RECORDED
IN PLAT BOOK 36,
PAGE 72, GWINNETT
COUNTY, GEORGIA,
RECORDS, REFERENCE TO WHICH PLAT PAGE 72, GWINNETT
COUNTY, GEORGIA,
RECORDS, REFERENCE TO WHICH PLAT
IS MADE FOR A COMPLETE DESCRIPTION
OF THE PROPERTY;
AND BEING IMPROVED PROPERTY
KNOWN AS 810 DEER
OAKS DRIVE, ACCORDING TO THE PRESENT
SYSTEM OF NUMBERING PROPERTY IN ING PROPERTY IN GWINNETT COUNTY,

GWINNETT COUNTY, GEORGIA.
The debt secured by said security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the 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 Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

given).
Your mortgage servicer
can be contacted at 800603-8836 - Loss Mitigation
Dept, or by writing to
SN Servicing Corporation
(Servicer), 323 Fifth
Street, Eureka, CA 95501, to discuss possible alternatives to avoid foreclosure.

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbers, zoning ordinances, zoning ordinances, 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 Annie S. Harris; Vanessa Ann Speed; Robert Clinton Speed, Jr.; or tenant(s); and said property is more

5928.
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

of the Cabana Series IV Trust as Attorney in Fact for Annie S. Harris. Quinn Legal, P.A. 19321 US Hwy 19 N, Suite 512

Clearwater, FL 33764 Phone: (727) 474-9603 eservice@quinnlegal.com By: /s/ Erin M. Rose Quinn Erin M. Rose Quinn,

Esq. Georgia Bar Number 547833 6/7 14 21 28 2023

GDP2280

GDP2280
gpn11
NOTICE OF SALE
UNDER POWER
Under and by virtue of
the Power of Sale contained in that certain
Deed to Secure Debt, Assignment of Rents and
Security Agreement dated July 9, 2021, given by
Mattiace Buford Development Company II, LLC
(hereinafter, Grantor) to
CL-E CIB Loan Company, LLC, as recorded on
July 9, 2021 in Deed Book
S8938, Page 00691, Superior Court of Gwinnet
Country, Georgia records,
as modified by that certain Modification of Deed
to Secure Debt, Assignment of Rents and Security Agreement by and
between Mattiace Buford
Development Company
and CL-E CIB Loan Company, LLC dated July 13,
2022, and recorded on
July 26, 2022 in Deed
Book 60102, Page 00454,
Superior Court of Gwinnett County, Georgia
records (hereinafter the
Security Deed), with said
Security Deed having
been given to secure that
certain Promissory Note
dated July 9, 2021, made been given to secure that certain Promissory Note dated July 9, 2021, made by Grantor in favor of CL-E CIB Loan Company, LLC in the original principal amount of Five Million Five Hundred Thousand and 00/100 Dollars (\$5,500,000.00) with interest thereon as provided therein, with said Note being modified by that certain Amended and Restated Promissory Note dated June 1, 2022, which increased the prin-Note dated June 1, 2022, which increased the principal amount of the Note to Five Million Seven Hundred Seventy-Six Thousand Two Hundred Geventy-Six Thousand Two Hundred Eighty-Two and 59/100 Dollars (\$5,776,282.59) (hereinafter, the Note), as further modified by that certain Second Loan Modification Agreement by and between Grantor and CL-E CIB Loan Compony, LLC dated October 28, 2022, and as further modified by that certain Third Loan Modification Agreement by and between Grantor and between Grantor and between Grantor and between Grantor and CL-E CIB Loan Company, LLC dated February 7, 2023. There will be sold by the undersigned at public supports the between the light of the support There will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Gwinnett County, Georgia within the legal hours of sale on Wednesday, July 5, 2023, the following described property (hereinofter, the Property): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 219 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

given by Olatokunbo S. Onasanya to Bank of America, N.A. (the Secured Creditor), dated May 8, 2008, and Recorded on May 20, 2008 as Book No. 48860 and Page No. 612, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date scribed property to secure a Note of even date in the original principal amount of \$239,134.00, with interest at the rate specified therein, as last assigned to Carrington Mortgage Services, LLC by assignment that is or to be recorded in the Gwinnett County, Georgia Records, there will be sold by the undersigned at public outcry to the highest bidder for signed at public outcry to the highest bidder for cash at the Gwinnett County Courthouse within the legal hours of sale on the first Tuesday in August, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 92 & 93 of the 7th District of Gwinnet County, Georgia being 7th District of Gwinner County, Georgia beins Lot 44, Block A, Unit 2 of the Turnberry Estates Subdivision as shown at Plat Book 111, Page 286, and as amended, Gwinnet County, Georgia records. Said property is known as 1378 Jameson Lane, Lawrenceville, GA per the present system of numbering in Gwinnet County, Georgia. Tax ID: R7092 349 The debt secured by said

County, Georgia.
Tax ID: R7092 349
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.
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's
fees (notice of intent to
collect attorney's feas
having been given). Carrington Mortgage Services, LLC holds the duly
endorsed Note and is the endorsed Note and is the endorsed Note and is the current assignee of the Security Deed to the property. Carrington Mortgage Services, LLC is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. §44-14-162.2, Carrington Mortgage Services, LLC

terms of the loan. Pursuant to O.C.G.A. \$44-14-162.2, Carrington Mortgage Services, LLC may be contacted at: 1-800-790-9502 or by writing to 1600 South Douglass Road, Suite 110 and 200-40, Anaheim, CA 92806-5951.
Please note that, pursuant to O.C.G.A. \$44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 1378 JAMESON LANE, LAWRENCEVILLE, GA 30043 is/are: Olatokunbo S. Onasanya 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, easements, restrictions,

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.

Any information obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File: 23-53825 6:14,21,28;7:5,12,19,26, 2023

GDP2288

GDP2288
gpn11
Notice of Sale Under
Power
State of Georgia, County
of Georgia, County
of Gwinnett
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Brittany Arasha
Chapman to Mortgage
Electronic Registration
Systems, Inc., as nominee for Carrington Mortgage
Services, LLC (the
Secured Creditor), dated
February 26, 2020, and
Recorded on March 12,
2020 as Book No. 57318
and Page No. 879, Gwinnett County, Georgia
records, conveying the
after-described property
to secure a Note of even Records, there will be sold by the undersigned of public outcry to the highest bidder for cash at the Gwinnett County Courthouse within the legal hours of sale on the first Tuesday in August, 2023, the following described property:
All that tract or parcel of land lying and being in Land Lot 169 of the 5th District, Gwinnett County, Georgia, being Lot

District, Gwinnett County, Georgia, being Lot
163, Block A Unit 2,
Phase 1 of Wheatfields
Reserve Subdivision, as
per plat thereof recorded
in Plat Book 111, Pages
191-193, Gwinnett County,
Georgia Records, which
recorded plat is incorporated herein by reference and made a part of
this description this description Tax ID: R5169 237 Tax ID: K3167 23/ 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 re-mains in default, this sale will be made for the mains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Bank United, N.A. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Carrington Mortgage Services, LLC is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. \$44-14-162.2, the main to O.C.G.A. \$44-14-162.2 in the contacted at: 1-800-790-5902 or by writing to 1600 South Douglass Road, Suite 110 and 200-A, Anaheim, CA 92806-5951. Please note that, pursuant to O.C.G.A. \$44-14-162.2, the secured creditor is not required to the secured creditor is not required to the set of the Under-

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Foreclosures

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terms of the loan.

To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 179 STARGRASS WAY, GRAYSON, GA 30017 is/are: Brittany Arasha Chapman and Cecil Alphonso Reeves and Bridgette Reeves or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien,

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

deed.
Pursuant to O.C.G.A. §913-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure decuments may not

Any information obtained Any information obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File: 23-53826 6:14,21,28;7:5,12,19,26, 2023

GDP2306
gpn11
STATE OF GEORGIA
COUNTY OF GWINNNETT 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
FiFa recorded at Gwinnett Lien Book 05203
Page 00072. The undersigned will sell at public
outcry to the highest bidder in cash, before the
Courthouse door in said
County, or at such other
place as lawfully designated within the court IRACI ON PARCEL OF LAND LYING AND BEING IN LAND LOTS 91 AND 92, 6TH DISTRICT, HAMPTON LAKES SUBDIVISION PHASE II, BLOCK A, LOT 77, AS RECORDED IN PLAT BOOK 80, PAGE 241 GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY INCORPORATED HEREIN AND MADE A 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 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 Roper has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness 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 howing 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, zentrictions, covenants, and 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, anddress, and telephone number of the individual

NOTICE OF SALE
UNDER POWER
GEORGIA, GWINNETT
COUNTY
By virtue of a Power of
Sale contained in that
certain Security Deed
dated June 16, 2020, filed
and recorded on June 17,
2020 in Deed Book 57581,
page 00698, Gwinnett
County, Georgia records
(as amended, modified
or revised from time to
time, the Security Deed),
from Lawrence W. Jones
to Citizens Bank (Citizens), said Security Deed
having been given to secure that certain Promissory Note dated June 16,
2020 in the original principol amount of FOUR
HUNDRED AND TEN
THOUSAND AND 0/100
DOLLARS (as amended,
modified or revised from
time to time, the (Note),
with interest thereon as
provided for therein,
there will be sold at public outcry to the highest
bidder for cash before
the courthouse door of
GWINNETT COUNTY,
Georgia, within the legal
hours for sale on the first
Wednesday in July, 2023
(Tuesday, July 4th being
a holiday) (the Sale), all
property described in
said Security Deed, including, but not limited
to, declaronts rights, if
any, and, without limitation, the following described property (or so
much thereof as has not,
sof said first Wednesday, been previously released from the lien of
the Security Deed including, but not limited
to, declaronts rights, if
any, and, without limitation, the following described property (or so
much thereof as has not,
sof said first Wednesday, been previously released from the lien of
the Security Deed by
duly executed and
recorded instrument):
ALL THAT TRACT OR
PARCEL OF LAND LYING AND BEING IN
NETT COUNTY, GEORGIA, BEING LOT 44,
BLOCK B, FLOWERY
BRANCH CROSSING,
UNIT I, AS PER PLAT
RECORDS, SAID PLAT
BOOK 109, PAGES 22-24,
GWINNETT COUNTY
RECORDS, SAID PLAT
BOOK 109, PAGES 22-24,
GWINNETT COUNTY
RECORDS, SAID PLAT
BOOK 109, PAGES 22-24,
GWINNETT COUNTY
RECORDS (SAID PLAT
BOOK 109, PAGES 22-24,
GWINNETT COUNTY
RECORDS (SAID PLAT
BOOK 109, PAGES 22-24,
GWINNETT COUNTY
RECORDS (SAID PLAT
BOOK 109, PAGES 22-24,
GWINNETT COUNTY
RECORDS (SAID PLAT
BOOK 109, PAGES 22-24,
GWINNETT COUNTY
RECORDS ( number 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 In 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
TAINED MAY BE USED
FOR THAT PURPOSE.
6/714 21 28 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

due because of default under the terms of said Security Deed and Note, including, but not limited to, the nonpayment of the Indebtedness as and when due. The Indebtedness remaining in default, this Sale will be made for the purposes of applying the proceeds thereof to the payment of the Indebtedness secured by the Security Deed and Note, accrued interest and expenses of sale, and all other payments pro-

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Foreclosures

Note, accrued interest and expenses of sale, and all other payments provided for under the Security Deed and the Note, notice of intention to collect attornevs fees having been given as provided by law, and the remainder, if any, shall be applied by law. The property will be sold as property of the Grantor. To the best of the knowledge and belief of the undersigned, the party in possession of the property is Lawrence W. Jones, or tenant(s). The property will be sold as is, without express or implied warranties of any kind, subject to (i) all zoning ordinances; (ii) matters which would be disclosed by an accurate survey or by inspection of the property. (iii) rate survey or by inspec-tion of the property; (iii) any and all unpaid real

and personal property ad valorem taxes, special assessments and governmental assessments; (iv) any and all prior restrictions, rights of way, and assessments of record, if any, appearing of record after the determined the security Deed; (v) any and all restrictions, rights of way, and assessments of record appearing of record after the date of the Security Deed; (v) any and all restrictions, rights of way, and assessments of record appearing of record after the date of the Security Deed and consented to of record by the original lender or holder, as applicable; and (vi) all outstanding bills for public utilities that constitute liens upon said property. The undersigned is not required by law to negotiate, amend, or modify the terms of the Note or the Security Deed. The individual with full authority to negotiate, amend, or modify the terms of the Note and the Security Deed is as follows: Ms. Claudia Szczurek, Citizens Bank, 6350 Lake Oconee Parkway, Suite 110 PMB-141, Greensboro, Georgia 30642; Telephone: (847) 346-4575. The Sale will be conducted subject (1) to confirmation that the Sale is not prohibited under the United States Bankrupt-cy Code; (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed; and (3) subject to the provisions of O.C.G.A. § 9-13-172. Which permits rescission of judicial and non-judicial sales in the State of Georgia in limited cir-

cumstances.
CITIZENS AND ITS
COUNSEL ARE ACTING
AS DEBT COLLECTORS, AND ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. cumstances.

CITIZENS BANK as Attorney-in-Fact for LAWRENCE W. JONES LAWRENCE W. JONES Contact: Ron C. Bing-ham, II, Esq. Adams and Reese LLP 3424 Peachtree Road, NE, Suite 1600 Atlanta, Georgia 30326 (470) 427-3700 6:11,2023

GPN11
gdp
NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY 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,

April 30, 2021, recorded in Deed Book \$8777, Page 527, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book \$9597, Page 804, Gwinnett County, Georgia Records, as last transferred to U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for 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 AND 0/100 DOLLARS (\$282,500.00), with interest therein there will 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 courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an atternative, within the least control of the court alternative, within the legal hours of sale on the first Wednesday in July,

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 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 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 mat-06/07/2023,

signed, the party in pos-session of the property is Heidi Maria Anderson or a tenant or tenants and said property is more commonly known as 1055

Foreclosures

commonly known as 1055
Thornwood Ln, Dacula,
Georgia 30019. Should a
conflict arise between
the property address and
the legal description the
legal description will
control.
The sale will be conduct
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.

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Foreclosures

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

McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-line.net EXHIBIT A All that tract or parcel of Land lying and being in G.M.D. No. 1587, Rocky Creek District, Gwinnett County. Georgia, being Creek District, Gwinnett County, Georgia, being Lot 4, Block B, Thornwood Subdivision, as per Plot 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. 23-1155/GA FT8

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

Gpn11 gdp STATE OF GEORGIA COUNTY OF GWIN-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 principal amount of \$182,336.00 dated June 11, 2020 and recorded in \$182,335.00 dated June 11, 2020 and recorded in Deed Book 57671, Page 216, Gwinnett County records, said Security Deed being last transferred to FREEDOM MORTGAGE CORPORATION in Deed Book 60446, Page 617, 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

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 335 OF THE 4TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 65, BLOCK A, OF PRESCOTT AT MINK LIVSEY MANOR, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 108, PAGES 251-255, REVISED AT PLAT BOOK 109, PAGES 251-255, REVISED AT PLAT BOOK 109, PAGES 251-255, REVISED AT PLAT BOOK 109, PAGES 83-87, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Said property being known as: 4638 CHAFIN POINT CT SNELLVILLE, GA 30039 To the best of the undersigneds knowledge, the party or parties in posession 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 as provided for in the Note and 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 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 Posperty; and (4) any assessments, and matters of record superior to the Security Deed instruction of the property; and (4) any assessments, and matters of record superior to the Security Deed instruction of the property; and (4) any assessments, and matters of record superior to the Security Deed instruction and audit of the status of the loan with the holder o

Freedom Mortgage Corporation 951 W Yamato Road, Suite 175 Boca Raton, 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. 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. FREEDOM MORTGAGE CORPORATION, as Attorney-in-Fact for RANDY DONTRELL MARSH

MARSH MARSH Robertson, Anschutz, Schneid, Crane & Part-ners, PLLC 13010 Morris Rd. Suite 450 Alpharetta, GA 30004 Phone: 470.321.7112 Firm File No. 23-112905 -DG

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

GP112023, 06/28/2023.

GP111
gdp1288

NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Barbara Sawyer
to Mortagge Electronic

District of
Gwinnett County, Georgia, being Lot 68, Block
C, Butler Springs Subdivision, Unit 1, as per plat
thereof recorded in Plat
Book 84, Page 88, Gwinnett County records,
which plat is incorporated herein by reference.
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 manner provided in
the Note and Security
Deed. Because the debt
remains in default, this
sale will be made for the
purpose of paying the
same and all expenses of
this sale, as provided in
the Security Deed and by
law, including attorney
fees (notice of intent to
collect attorney fees
having been given). Carrington
Mortgage Services, LLC holds the duly
endorsed Note and is the
current assignee of the
Security Deed to the
property. Carrington
Mortgage Services, LLC
sithe entity with the full
authority to negotiate,
amend, and modify all
terms of the loan.
Pursuant to O.C.G.A.
\$44-14-162.2, Carrington

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 Deed Book 58672, Page 233, Gwinnett County, Georgia Records, conveying the after-de-

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:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

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

ments, liens, encum-brances, zoning ordi-nances, restrictions, covenants, and any mat-fers 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, war-ranty or recourse against the above-named or the undersigned.

with the debtor is: Mid-land Mortgage, a division of MidFirst Bank, 999 N.W. Grand Boulevard Suite 100, Oklahoma City, OK 73118-6116, 800-654-4566. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan. To the best knowledge

or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Barbara Sawyer or a tenant or tenants and said property is more commonly known as 3405 Newcastle Way, Snellville, 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

Roswell, GA 30076 16:13 Page 2 www.foreclosurehot-line.net EXHIBIT A

District, Gwinnett Coun-

scription, being improved property.
MR/ca 7/5/23
Our file no. 52377408 - FT17

Gpn11 gdp1435 Notice of Sale Under

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, as Attorney-in-Fact for SHANIELE FOR-RESTER

RESTER Robertson, Anschutz, Schneid, Crane & Part-ners, PLLC 10700 Abbotts Bridge Road Suite 170

9075 Foreclosures 9075 Foreclosures

BEGIN AT A CON-CRETE MONUMENT FOUND LOCATED AT THE SOUTHERNMOST END OF A MITERED INTERSECTION OF THE NORTHWESTER-LY RIGHT-OF-WAY OF PLUNKETT ROAD (VARIABLE RW) AND THE SOUTHWESTER-LY RIGHT-OF-WAY OF GEORGIA HIGHWAY 20 GEORGIA HIGHWAY 20 (A.K.A. BUFORD DRIVE)(VARIABLE R/W), THENCE NORTH 22 DEGREES 00 MIN-

22 DEGREES 00 MINUTES 36 SECONDS EAST A DISTANCE OF 9.99 FEET ALONG SAID MITER TO A POINT; THENCE SOUTH 70 DEGREES 49 MINUTES 06 SECONDS WEST A DISTANCE OF 135.70 FEET ALONG THE PROPOSED RIGHT-OF WAY OF PLUNKETT ROAD TO A POINT; THENCE SOUTH 70 DEGREES 49 MINUTES 06 SECONDS SOUTH 70 DEGREES 49
MINUTES 06 SECONDS
WEST A DISTANCE OF
156.93 FEET ALONG
SAID
RIGHT OF-WAY TO A
POINT; THENCE
SOUTH 70 DEGREES 49
MINUTES 06 SECONDS
WEST A DISTANCE OF
121 16 FEET ALONG

WEST A DISTANCE OF 28.10 A DISTANCE OF 33.47 FEET ALONG SAID PROPOSED BY A CHORD BEARING SUBTENDED BY A CHORD SEET, HAVING A RADIUS OF 1103.96 FEET, HAVING A RADIUS OF 1103.96 FEET, HAVING A RADIUS OF 1103.96 FEET, HAVING A RADIUS OF 1103.96 FEET ALONG SAID PROPOSED RIGHT-OF-WAY TO A POINT; THENCE ALONG SAID PROPOSED RIGHT-OF-WAY TO A POINT; THENCE ALONG A CURVE TO THE LEFT FOR AN ARC LENGTH OF 33.47 FEET, HAVING A RADIUS OF 7288.97 FEET, HAVING A RADIUS OF 7288.97 FEET, HAVING A POINT; THENCE ALONG SAID PROPOSED RIGHT-OF-WAY TO A PK NAIL FOUND; THENCE ALONG SAID PROPOSED RIGHT-OF-WAY TO A PK NAIL FOUND; THENCE ALONG SAID PROPOSED RIGHT-OF-WAY TO A PK NAIL FOUND; THENCE ALONG A CURVE TO THE LEFT FOR AN ARC LENGTH OF 41.58 FEET, BEING SUBTENDED BY A CHORD BEARING; THENCE ALONG A RADIUS OF 7288.97 FEET, BEING SUBTENDED BY A CHORD BEARING; THENCE ALONG A RADIUS OF 7288.97 FEET, BEING SUBTENDED BY A CHORD BEARING SUBTENDED BY A CHORD BEARING SUBTENDED BY A CHORD SECONDS WEST A DISTANCE OF 41.58 FEET TO A 1" OPEN TOP PIPE FOUND; THENCE NORTH 59 DEGREES 33 MINUTES 00 SECONDS SAST A DISTANCE OF 725.32 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 42 DEGREES 56 MINUTES 40 SECONDS EAST A DISTANCE OF 725.32 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 42 DEGREES 56 MINUTES 40 SECONDS EAST A DISTANCE OF 725.32 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 42 DEGREES 56 MINUTES 40 SECONDS EAST A DISTANCE OF 725.32 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 42 DEGREES 56 MINUTES 40 SECONDS EAST A DISTANCE OF 725.32 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 42 DEGREES 56 MINUTES 40 SECONDS EAST A DISTANCE OF 725.32 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 42 DEGREES 56 MINUTES 40 SECONDS EAST A DISTANCE OF 725.32 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 42 DEGREES 56 MINUTES 40 SECONDS EAST A DISTANCE OF 725.32 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 42 DEGREES 56 MINUTES 40 SECONDS EAST A DISTANCE OF 725.32 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 42 DEGREES 56 MINUTES 40 SECONDS EAST A DISTANCE OF 725.32 FEET TO A 1/2" REBAR FOUND; THENCE

sure. Said property will be sold

SECONDS EAST A DISTANCE OF
166.80 FEET TO A
POINT;
THENCE A LONG A
CURVE TO THE RIGHT
FOR AN ARC LENGTH
OF 145.04 FEET, HAVING A RADIUS OF
255.50 FEET, BEING
SUBTENDED BY A
CHORD
BEARING SOUTH 25

SUBTENDED BY A CHORD
BEARING SOUTH 25
DEGREES 49 MINUTES 56
SECONDS EAST,
FOR A DISTANCE OF 143.10 FEET TO A PK
NAIL FOUND;
THENCE SOUTH 59 DEGREES 32 MINUTES 57
SECONDS WEST A DISTANCE OF 222.12 FEET TO A PK NAIL FOUND;
THENCE NORTH 30 DEGREES 27 MINUTES 03
SECONDS WEST A DISTANCE OF 65.43 FEET TO A PK NAIL FOUND;
THENCE SOUTH 59 DEGREES 32 MINUTES 57
SECONDS WEST A DISTANCE OF 375.36 FEET TO A PK NAIL FOUND;
THENCE SOUTH 59 DEGREES 32 MINUTES 57
SECONDS WEST A DISTANCE OF 375.36 FEET TO A POINT;
THENCE NORTH 30 DEGREES 27 MINUTES 03 Jr.; or tenant(s); and said property is more commonly known as 810 Deer Oaks Dr, Lawrenceville, GA 30044-5928.

TO A POINT;
THENCE NORTH 30 DEGREES 27 MINUTES 03
SECONDS WEST A DISTANCE OF 5.00 FEET
TO A PK NAIL FOUND;
THENCE SOUTH 59 DEGREES 32 MINUTES 57
SECONDS WEST A DISTANCE OF 107.88 FEET
TO AN IRON PIN SET;
THENCE SOUTH 30 DEGREES 27 MINUTES 03
SECONDS EAST A DISTANCE OF
NAIL FOUND, SAID PK
NAIL FOUND, SAID PK
NAIL FOUND, SAID PK
NAIL FOUND, SAID PK
NAIL BEING THE
TRUE POINT OF BEGINNING.
THE ABOVE DESCRIBED TRACT CONTAINS AN AREA OF
4.795 ACRES.
Commonly known as:
3740 Buford Drive, Budeed. U.S. Bank Trust National

3740 Buford Drive, Bu-ford, Georgia 30519 Together with all fix-tures and personal prop-

logether 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.
Being improved property
known as 3740 Buford
Drive, 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 indebtedness 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,
as provided in the Securi-

as provided in the Securi-ty Deed and by law, inty Deed and by law, in-cluding reasonable attor-neys 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 payable), matters which might be disclosed by and in-accurate survey and in-

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 Scurity Deed. To the best of the undersigneds knowledge, information, and belief, equitable title to the Property is held by Grantor and the current

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, 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) 239-6966.

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.
CL-E CIB Loan Compa-

holder of the Security Deed.
CL-E CIB Loan Company, LLC, as Agent and Attorney in Fact for Mattiace Buford Development Company II, LLC Patrick M. Sneed, Esq. Davis, Pickren, Seydel & Sneed, LLP

285 Peachtree Center Av-

enue NE 2300 Marquis Two Tower Atlanta, Georgia 30303 Telephone: (404) 588-0505 Facsimile: (404) 582-8823 psneed@dpsslegal.com 6/7 14 21 28 2023

GDP2287
gpn11
Notice of Sale Under
Power
State of Georgia, County
of Gwinnett
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Olatokunbo S.
Onasanya to Bank of

easements ordinances,

noider of the security deed.
Pursuant to O.C.G.A. §9-13-172.1, which allows for certain procedures regarding the rescission of judicial and 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. deed.

provided in the preceding paragraph.
Funds used at sale shall be in certified funds and payable to Bell Carrington Price & Gregg, LLC. Carrington Mortgage Services, LLC as Attorney in Fact for Olatokunbo S. Onasanya.
Any information obtained on this matter may be

to secure a Note of even date in the original prindate in the original principal amount of \$342,000.00, with interest at the rate specified therein, as last assigned to Bank United, N.A. by assignment that is or to be recorded in the Gwinnett County, Georgia Records, there will be sald by the undersigned

MORTGAGE ELECTRONIC REGISTRA.
TION SYSTEMS INC. AS
GRANTEE, AS NOMINEE FOR UNITED
WHOLESALE MORTGAGE, dated March 28,
2019, recorded April 11,
2019, in Deed Book 5637,
Page 00029, Gwinnert
County, Georgia
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 MORTGAGE, LLC, there will
be sold at public outcry
to the highest bidder for
cash at the Gwinnett
Country Courthouse, within the legal hours of sale
on the first Wednesday in
July, 2023, all property
described in said Security
Deed including but not
limited to the following
described property:
ALL THAT TRACT OR
PARCEL OF LAND LYING AND BEING IN
LAND LOT 178 OF THE
THH DISTRICT OF
GWINNETT COUNTY,
GEORGIA, BEING LOT
177, BLOCK B OF THE
THH DISTRICT OF
GWINNETT COUNTY
RECORDED IN PLAT
BOOK 141, PAGE 244,
ET. SEQ., GWINNETT
COUNTY RECORDS,
WHICH PLAT I SINCOR-

WHICH PLAT IS INCOR-PORATED HEREIN AND MADE A PART HEREOF BY REFER-ENCE. BEING PARCEL NO: R7178 973 Said legal description be-ing controlling, however the property is more commonly known as 3497 VV BIRCEL WAY BILL 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, easements, IVY BIRCH WAY, BU-FORD, GA 30519.

FORD, 6A 30519.

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of poving 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. ordinances, easements, restrictions, covenants, Deed.
Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the

sure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding

provided in the preceding paragraph.
Funds used at sale shall be in certified funds and payable to Bell Carrington Price & Gregg, LLC. Bank United, N.A. as Attorney in Fact for Brittany Arasha Chapman.
Any information obtained

ty; 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 undersinged the owner and dersinged the owner and descriptions. dersigned, the owner and party in possession of the

undersigned. The sale will also be subject to the

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

all zoning

dersigned, 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 stotus 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: 888-480-1422/8813-685-8589. Nothing in O.C.G.A. Section 44-1462.2 shall be construed to require a secured

162.2 shall be construed to require a secured to require a secured reeditor to negotiate, amend, or modify the terms of the mortgage instrument.

UNITED WHOLESALE 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.

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

30071
Telephone Number:
(877) 813-0992 Case No.
NAT-23-01493-2
rIselaw.com/propertylisting
6/7,14,21,28,2023

GDP2428

or recentification of any lasting 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. 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 law to negotiate, amend or modify the terms of the best knowledge and belief of the undering authority, any mat-ters which might be dis-

9075 Foreclosures

scribed property to secure a Note in the original principal amount of ONE HUNDRED ELEVEN THOUSAND THREE HUNDRED SEVENTY-FIVE AND ONLOW 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

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/fenants. 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, easements, restrictions ordinances, easements, restrictions, covenants, 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 sold subject to any outstandetc.
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 beau with the

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, avecate and survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, avecate and survey and support the survey and support the survey and support the survey and survey and

the above-named or the undersigned.
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: Midland Mortgage, a division

All that tract or parcel of land lying and being in Land Lot 18 of The 6th ty, Georgia, Being Lot 43, Block C, Unit Two, Cen-

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 made a part of this de-

05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023, 06/07/2023, 06/14/2023, 06/21/2023, 06/28/2023.

Notice of Sale Under Power State of Georgia, County of Gwinnett Under and by virtue of the Power of Sale con-tained in a Security Deed given by Darrick E. Newsome, Sr. and La-tanya D. Moore-New-some to Mortgage Elec-tronic Registration Sys-tems, Inc., as nominee some 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. 33, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$246,743.00, with interest at the rate specified therein, as last assigned to Carrington Mortgage Services, LLC by assignment that is or to be recorded in the Gwinnett County, Georgia Records, there will be sold by the undersigned at public outcry to the highest bidder for cash at the Gwinnett County Courthouse within the legal hours of sale on the first Wednesday in July, 2023, the following described property: All that tract or parcel fland lying and being in Land Lot 96 of the 5th District of

175-184, GWINNETT
COUNTY, GEORGIA
RECORDS, WHICH
SAID PLAT BEING INCORPORATED HEREIN
BY REFERENCE
THERETO.
Said property being
known as: 2036 HAMILTON LAKE PRWY BUFORD, GA 30519
To the best of the undersigneds knowledge, the
party or parties in possession of said property
is/are SHANIELE FORRESTER 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 (notice of intent to
collect attorneys fees
having been given).

Said property will be
sold subject to the following: (1) any outstanding
at valorem taxes (including taxes which are
a lien, whether or not yet
due and payable); (2)
the right of redemotion
of any taxing authority;
(3) any matters which
might be disclosed by an
accurate survey and inspection of the property;
and (4) any assessments,
liens, encumbrances,
zoning ordinances, restrictions, covenants, and
matters of record superior to the Security Deed
dirst set out above.

Said sale will be conlowing: (1) confirmation
that the sale is not pronibited 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
has full authority to negotiate, amend, and modify all iterms of the mort-

gage is as follows: BSI Financial Services,

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 enti-ty is not required by law to negotiate, amend, or modify the terms of the mortgage.