9075

Foreclosures

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

Karen Tudor-Mitchell. The property, being commonly known as 382 Castle Top Ln, Lawrenceville, GA, 30045 in Gwinnett County, will be sold as the property of Lewis Mitchell and Karen Tudor- Mitchell, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters afand not yet due and payable), any matters af-fecting title to the property which would be disclosed by accurate survey and in spection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to O.C.G.A. Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above described mortgage is as follows: Nationstar Mortgage LLC d/b/a Mr. Cooper, 8950 Cypress Waters Blvd. Coppell, TX 75019, 888- 480-2432. The foregoing notwithstanding, northing in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage in the terms of the status will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. Altorney in Fact for Lewis Mitchell and Karen Tudor- Mitchell 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242 by: Rohan Rupani For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COLLECTOR.

TEMPTING TO COLLECT A DEBT. ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE. A- 4784107 05/24/2023, 05/31/2023, 06/07/2023, 06/14/2023, 5/24.31.6/7.14.21.28.2023 GDP1768

GDP1768
gpn11
NOTICE OF SALE
UNDER POWER
GEORGIA, GWINNETT
COUNTY
By virtue of a Power of
Sale contained in that
certain Security Deed
from BRANDI SMALL-

certain Security Deed from BRANDI SMALL-WOOD to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR CROSS-COUNTRY MORTGAGE, L.C, dated July 8, 2020, recorded July 15, 2020, in Deed Book 57651, Page 00070, Gwinnett County, Georgia Records, Said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Ninety-Four Thousand Five Hundred Sixty-Six and 00/100 (\$294,566.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to CrossCountry Mortgage, LLC, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Wednesday in July, 2023, all property described in said Security described in said Security July, 2023, all property described in said Security Deed including but not limited to the following

limited to the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 51 OF THE 5TH COUNTY, GEORGIA, BEING LOT 64 BEING LOT 65 BEING LOT 65 BEING LOT 65 BLOCK A, SARATOGA SPRINGS SUBDIVISION, UNIT ONE AS SHOWN ON PLAT SION, UNIT ONE AS SHOWN ON PLAT RECORDED IN PLAT BOOK 47, PAGE 25, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCRPORATED HEREIN BY REFERENCE. SAID PROPERTY BEING KNOWN AS 203 PATTERSON ROAD, ACCORDING TO THE PRESENT SYS-ROAD, ACCORDING TO
THE PRESENT SYSTEM OF NUMBERING
PROPERTY
GWINETT COUNTY,
GEORGIA; BEING THE
SAME PROPERTY
CONVEYED IN DEED
RECORDED IN DEED
BOOK 11894, PAGE 226,
AFORESAID RECORDS.
Said legal description being controlling, however

ing controlling, however the property is more commonly known as 203 PATTERSON RD, LAWRENCEVILLE, GA indebtedness cured by said Security Deed has been and is hereby declared due be-cause of default under the terms of said Securi-ty Deed. The indebtedness remaining in de-fault, this sale will be made for the purpose of paying the same, all penses of the sale, cluding attorneys fees (notice to collect same having been given) and

adving been given) and all other payments provided for under the terms of the Security Deed.
Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale 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 authority; matters which would be disclosed by an

would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the unedge and belief of the un

dersigned, the owner and party in possession of the property is BRANDI SMALLWOOD, or ten-

ants(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 confirma-tion and audit of the status of the loan with the holder of the Security

Deed.
The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by

law to do so) is: Cross-Country Mortgage, LLC, Loss Mitigation Dept., 1 Corporate Drive Ste 360, Lake Zurich, IL 60047, Telephone Number: 1-866-397-5370. Nothing in O.C.G.A. Section 44-1462.2 shall be construed to require a secured to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. CROSSCOUNTRY MORTGAGE, LLC as Attorney in Fact for BRANDI SMALLWOOD THE BELOW LAW

Foreclosures

BRANDI SMALLWOOD
THE BELOW LAW
FIRM MAY BE HELD
TO BE ACTING AS A
DEBT COLLECTOR,
UNDER FEDERAL
LAW. IF SO, ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE

Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. DCCM-23-02263-1 riselaw.com/property-listing

5:24;6:7,14,21,28,2023

GDP1770 gpn11 NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY,

GWINNETT COUNTY,
GEORGIA
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Nelya Povolotsky and Maxim D. Povolotsky to JPMorgan
Chase Bank, N.A., dated
July 15, 2011, and recorded in Deed Book 50810,
Page 615, Gwinnett County, Georgia Records, as Page 615, Gwinnett County, Georgia Records, as last transferred to U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust by assignment recorded on May 2, 2023 in Book 60569 Page 772 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia fice of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Two Hundred Fifty-Six and 0/100 dollars (\$256.706.00), with interest thereon as set forth therein, there will be sold at public outery to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on July 5, 2023, the following described property:
ALL THAT PARCEL OF LAND IN LAND LOT 284, 7TH DISTRICT, GWINNETT COUNTY, STATE OF GEORGIA, BEING KNOWN AND DESIGNATED AS LOT

STATE OF GEORGIA, BEING KNOWN AND DESIGNATED AS LOT 666, BLOCK N, UNIT 6C, RIVERMOORE PARK AKA SPRINGHILL, FILED IN PLAT BOOK 84, PAGE 153, RECORDED 03/30/2000, GWINNETT COUNTY RECORDS, STATE OF GEORGIA.

RECORDS, STATE OF GEORGIA.

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

RECORDS, STATE OF GEORGIA.
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security provided in Security Deed and by law, includ-ing attorneys fees (notice of intent to collect attor-neys fees having been

news 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: Selene law to do so) is: Selene Finance they can be contacted at (877) 735-3637 for Loss Mitigation Dept, or by writing to 350 Olympus Boulevard, 5 th Floor, Suite 500, Coppell, Texas 75019, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are

ing ad valorem taxes (including taxes which are a lien, but not yet due and payable), any mathers which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the 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 Maxim D. Povolotsky and Nelya Povolotsky or tenant(s); and said property is more commonly known as 4930 Spring Park Cir, Suwanee, GA 30024. 30024.
The sale will be conduct-

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure.

woody Road Suite 310

Atlanta, GA 30341 404-789-2661 B&S file no.: 22-21133 6/7,14,21,28,2023

Foreclosures

NETT COUNTY, GEOR-GIA, BEING LOT 10, BLOCK A, THE WOOD-LANDS SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 62. PAGE 253, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN AND MADE REFERENCE HERETO. TAX 1D#: R5042-113 The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to comply with the terms of the Note. The debt is in default because of, among other possible events of default, failure to comply with the terms of the Note. The debt is in default because of paying the same and all expenses of this sale, including attorneys fees (notice of intent to collect attorneys fees having beneves fees fround to comply with the terms of the Note. The sale will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), and to any assessments, liens, encumbrances, covenants or other matters of record which are or may be superior to the Security Deed set out above. Pursuant to O.C.G.A. § 44-14-162.2, the entity that has full authority to negotiate, amend, and modify all terms of the above-referenced loan has been provided to the Grantor. To the best knowledge and belief of Grantee, the described of Grantee, the described of Granter (Said Property is in the possession of Grantor. Said Property is nore commonly known as 2250 Woodland Lake Walk, Snellville, Georgia 30078. The sale will be conducted subject to five and 10 payable in the possession of Grantor. Said Property is more commonly known as 2250 Woodland Lake Walk, Snellville, Georgia 30078. The sale will be conducted subject to five and 10 payable in the sale is not prohibited under the U.S. Bankruptcy Code, and (2) final confirmation and audit as to the status of the loan with the holder of the Security Deed. Princeton Mortgage Corporation as Attorney-in-Fact for Kwang Young Pak Rountree Leitman Klein & Aprincedon Mortgage Corporation as Attorney-in-Fact for Kwang Young Pak Rountree Leitman Klein & Aprincedon M

6/7,14,21,28,2023

G/7,14,21,28,2023

GDP2024
gpn11

NOTICE OF SALE UNDER POWER STATE
OF GEORGIA, COUNTY
OF GWINNETT
By virtue of a Power of Sale contained in that certain Security Deed from Kristian Ashleigh Munroe to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR FIRST OPTION MORTGAGE, LLC, dated June 08, 2021 and recorded on June 14, 2021 in Deed Book 58842, Page 410, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, said Security Deed having been given to secure said Security Deed having been given to secure a Note of even date, in the original principal amount of One Hundred Thirty-Eight Thousand Three Hundred Eighty and 00/100 dollars (\$138,380.00) with interest thereon as provided therein, as last transferred to ALLIED FIRST BANK, SB DBA SERVBANK, recorded in Deed Book 60585, Page 349, aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the least location, within the location of the courth of the courthouse door of the courthouse door of a district of the light of the location o be lawfully designated as an alternative location, within the legal hours of sale on the first Wednesday in July, 2023, all property described in said Security Deed including but not limited to the following described property: THAT CERTAIN CONDOMINIUM UNIT IN LAND LOT 280 OF THE 6TH DISTRICT.

TAIN CONDOMINIUM UNIT IN LAND LOT 282 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING IDENTIFIED AT UNIT 318, TOGETHER WITH ITS APPURTENANT PERCENTAGE OF UNDIVIDED INTEREST IN THE COMMON ELEAP, A CONDOMINIUM, PHASE II, AS DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM FOR GLENLEAF, A CONDOMINIUM FOR GLENLEAF, A CONDOMINIUM FOR GLENLEAF, A CONDOMINIUM FOR GLENLEAF, A CONDOMINIUM DATED OCTOBER 29, 1984, AND RECORDED NOVEMBER 1, 1984 AT 11:28 A.M., IN DEED BOOK 2996, PAGES 512-589, GWINNETT COUNTY GEORGIA RECORDS AS AMENDED BY FIRST

AMENDED BY FIRST
AMENDMENT TO DECLARATION FOR GLENLEAF, A CONDOMINIUM, DATED FEBRUARY 11, 1985, RECORDED IN DEED BOOK
2975, PAGE 62, AFORESAID RECORDS, AND
AS-BUILT SURVEY BY
GLENLEAF, A CONDOMINIUM, PHASE II,
DATED JANUARY 17,
1985, PREPARED BY
PLANNERS AND ENGINEERS COLLABORATIVE (ROBERT L.
WHITE, GEORGINEERS COLLABORATIVE (ROBERT L.
WHITE, GEORGIDED IN CONDOMINIUM
PLAT BOOK 1, PAGES
SIT AND 174, AFORESAID RECORDS, SAID
AS-BUILT SURVEY
AND DECLARATION,
INCLUDING ANY AND
ALL RECORDS
AND PLICABLE TO SAID
CONDOMINIUM UNIT
PREPARED BY NILES
BOLTON ASSOCIATES,
INC., ARCHITECTS
AND THE PLANS
APPLICABLE TO SAID
CONDOMINIUM UNIT
PREPARED BY NILES
BOLTON ASSOCIATES,
INC., ARCHITECTS
AND PLICABLE TO SAID
CONDOMINIUM UNIT
PREPARED BY NILES
BOLTON ASSOCIATES,
INC., ARCHITECTS
AND PLICABLE TO SAID
CONDOMINIUM CABINET NO. 1,
AND ALSO CONDOMINIUM FILE CABINET 1131, FOLDER 1149,
AS A PART OF SAID
DECLARATION IN THE
COPPICE OF THE
CLERK OF THE SUPERIOR COUNTY, GEORGIA ARE INCORPORATED HEREIN BY
REFERENCE AS A
PART OF THE
DESCRIPTION OF THE
PROPERTY
COLVEY
C

tinguished by rorecusure.
U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust as Attorney in Fact for Nelya Povolotsky and Maxim D. Povolotsky.
Brock & Scott, PLLC 4360 Chamblee Dunwoody Road

Gdp1810

Gdp1810
gpn11
NOTICE OF SALE
UNDER POWER
GWINNETT COUNTY,
GEORGIA
By virtue of the Power of
Sale contained in that certain Security Deed from
Kwang Young Pak
(Grantor) to Princeton
Montpage Sale contained in that certain Security Deed from Kwang Young Pak (Granfor) to Princeton Mortgage Corporation, dated June 15, 2022, filed for record on June 29, 2022 in Deed Book 60050, Page 00353, Gwinnett County, Georgia records (Security Deed), being given to secure a Promissory Note in the original principal amount of SIX HUNDRED FORTY SEVEN THOUSAND TWO HUNDRED AND 00/100ths DOLLARS (\$647,200.00) (the Note), with interest thereon as set forth therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the courthouse door at Gwinnett County, Georgia, within the legal hours of sale on the first Wednesday in July, 2023, the following described real property (the Property): ALL THACT OR PARCEL OF THACT OR PARCEL OF THE STH\_DISTRICT, GWIN-DEED IS GIVEN SUB-JECT TO ALL EASE-MENTS AND RESTRIC-MENTS AND RESTRICTIONS OF RECORD.
PROPERTY ADDRESS:
818 GLENLEAF DRIVE
PEACHTREE COR.
NERS, GA 30092 PARCEL ID: R6282C008 Said
property may more commonly be known as 818
Glenleaf Dr, Peachtree
Corners, GA 30092. The
debt secured by said Security Deed has been and
is hereby declared due
because of, among other because of, among other possible events of depossible events of de-fault, non-payment of the monthly installments on said loan. The debt re-maining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attor-

Foreclosures

neys fees (notice of intent to collect attorneys fees having been given). The individual or entity that has full authority to that has full authority to negotiate, amend and modify all terms of the loan is ALLIED FIRST BANK, SB DBA SERVBANK, 3138 E. El-wood St. Phoenix, AZ 85034. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undercourse against the above-named or the under-signed. The sale will also be subject to the follow-ing items which may af-fect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any out-standing ad valorem tax-es, including taxes, standing ad valorem taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the womers and party in possession of the property are Kristian Ashleigh Munroe and or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code and 2) final confirmation and audit of the status of the loan with the holder of the Security Deed. ALLIED FIRST BANK, SB DBA SERVBANK as Attorney-in-Fact for Kristian Ashleigh Munroe Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520

422-2520 5:31;6:7,14,21,28,2023 GDP2025

NOTICE OF SALE
UNDER POWER
GEORGIA, GWINNETT
COUNTY
By virtue of a Power of
Sale contained in that
certain Security Deed
from NABIL G BOUZEIDAN to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS
INC AS NOMINEE FOR
AMTRUST MORTGAGE
CORPORATION, dated
september 12, 2005, recorded October 12,
2005, in Deed Book 4483,
Page 0128, Gwinnett
County, Georgia
Records, said Security
Deed having been given
to secure a Note of even
date in the original principal amount of Three
Hundred Fifty-Eight
Thousand Six Hundred
and 00/100 dollars
(\$338,600.00), with intercipal amount of Three
Hundred Fifty-Eight
Thousand Six Hundred
for therein, said Security
Deed having been last
sold, assigned and transferred to THE BANK OF
NEW YORK MELLON
NEW YORK MELLON
NEW YORK MELLON
NEW YORK MELLON
NEW YORK, AS
TRUSTEE FOR THE
CERTIFICATEHOLDERS OF CWMBS, INC.,
ALTERNATIVE LOAN
TRUST 2006-OAI, MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2006-OAI, Here
will be sold at public outcry to the highest bidder
for cash at the Gwinnett
County Courthouse, within the legal hours of sale
on the first Wednesday in
July, 2023, all property
described in said Securi-

described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 352 OF THE TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING TRACTS I AND 2, AS DELINEATED ON THAT PLAT OF SURVEY FOR MARK

ED ON THAT PLAT OF SURVEY FOR MARK AND JENNY HOLLAND BY THOMAS WOOD AND ASSOC., AND CER-TIFIED BY THOMAS WOOD, GA RLS, DATED NOVEMBER 5, 1998, RE-VISED JULY 21, 1999, AS PER PLAT AS PER PLAT
RECORDED IN PLAT
RECORDED IN PLAT
BOOK 84, PAGE 252,
GWINNETT COUNTY
RECORDS. SAID PL AT
BEING INCORPORATED HEREIN BY REFERENCE THERETO.
Said legal description being controlling, however
the property is more
commonly known as 6090
WOODLAKE DR , BU-

commonly known as 6090
WOODLAKE DR, BUFORD, GA 30518. The indebtedness secured by said Security
Deed has been and is
hereby declared due because of default under
the terms of said Securi-

cause 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 vided for under the terms of the Security

rems of the Security Deed.
Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sole 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 proper-

would be disclosed by discount be disclosed by discount of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is NABIL G BOUZEIDAN, or tenants (s).

(s).
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the balder of the Security holder of the Security Deed. The entity having full au-

Deed.
The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing, Loss Mitigation Dept., 75 Beattle Place Ste. 300, Greenville, SC 29601, Telephone Number: 800-365-7107. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.
THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS, INC., ALTERNATIVE LOAN TRUST 2006-OA1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES

2006-OA1

9075

Foreclosures

2006-OA1
as Attorney in Fact for
NABIL G BOUZEIDAN
THE BELOW LAW
FIRM MAY BE HELD
TO BE ACTING AS A
DEBT COLLECTOR,
UNDER FEDERAL
LAW. IF SO, ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.
Attorney Contact: Rubin POSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071

9075

30071 Telephone Number: (877) 813-0992 Case No. SHP-19-05601-12 rIselaw.com/property-listing 6/7,14,21,28,2023

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

Pursuant to the order entered on April 19, 2023 in the matter of Amir Joghani Asadzadeh v. Satwant Singh Sewak, Gwinnett County Superior Court Civil Action File Number 21-A-08825-7, and issued by Judge Robert D. Walker, Jr., the real property described below will, on the first Wednesday of July, 2023 during the legal hours of sale, be sold at public outcry to the highest bidder for cash. Such sale will be held before the door of the Gwinnett County Courthouse, the usual place for holding Sheriffs sales in Gwinnett County, Georgia. The subject property is described as follows:
That certain Condominium Unit In Land Lot 305 of the 6 th Land District, Gwinnett County, Georgia, and being identified and depicted as Condominium Unit No. B (shown as Building B) on As Built Survey of Office Condominiums at Habersham Pointe prepared by McNally, Patrick & Cole, Inc., dated May 10, 1983, and recorded in Condominium Plat Book 1, at Page 89, Gwinnett County, Georgia Records, and on the applicable thereto, prepared by Preston
A. Bristow, Jr., Georgia Registered Engineer No. 11314, and filed in the Condominium Cabinet, aforesaid records, together with the present of the condominium Cabinet, aforesaid records, together with the present of the condominium Cabinet, aforesaid records, together with the present of the condominium Cabinet, aforesaid records, together with the present of the condominium Cabinet, aforesaid records, together the condominium Cabine

aforesaid records, together with its appurtenant percentage of undivided interest in the common elements of said Habersham Pointe Condominiums as provided in that certain Declaration of Condominium for Habersham Pointe Condominium dated July 8 th , 1983, and recorded in Deed Book 2589, at Page 690, Gwinnett County, Georgia Records, as now or hereafter amended as therein provided.

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

Said property being more commonly known as 3855 Holcomb Bridge Road, Norcross, Gwinnett County, Georgia. Parcel ID: R6305 C005 er with its appurtenant

Norcross, Gwinnett County, Georgia. Parcel ID: R6305 C005
Said property will be sold to the highest bidder, for cash or cash equivalent as provided by O.C.G.A. §9-13-166 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 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 con-

ans auction, please contact:
RICHARD J. DREGER,
ATTORNEY AT LAW,
P.C. this auction, please con-

P.C. 295 W. Crossville Road, Building 100, Suite 110 Roswell, Georgia 30075 (678) 566-6901 6/7,14,21,28,2023 GDP2077

GDP2077
gpn11
NOTICE OF SALE
UNDER POWER
GEORGIA, Gwinnett
COUNTY
THIS LAW FIRM IS
ACTING AS A DEBT
TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.
Under and by virtue of

POSE.
Under and by virtue of the Power of Sale contained in that certain Security Deed given by Lori L. Ellis to SunTrust Bank now known as Tru-Bank now known as Truist Bank, Successor by
merger to SunTrust
Bank, dated 09/13/2019
and filed 09/27/2019,
recorded in Deed Book
56911, Page 00866, Gwinnett County, Georgia
Records, conveying the
after-described property
to secure a SunTrust Equity Line Account Agreement and Disclosure ment and Disclosure Statement in the original

ment and Disclosure Statement in the original principal amount of Sixty One Thousand Dollars and No Cents (\$61,000.0), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on Wednesday July 5, 2023, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 162 OF THE GHINNETT COUNTY, GEORGIA AND BEING COUNTY OF THE COUNT

UT 4. BLUCK A UBDICKENS TRAIL SUBDICKENS TRAIL SUBDICKENS TRAIL SUBDIVISION, UNIT 1, AS
MORE PARTICULARLY
DESCRIBED IN THAT
CERTAIN PLAT OF
RECORD RECORDED
IN PLAT BOOK 8, PAGE
257, AS REVISED IN
PLAT BOOK 10, PAGE
219, GWINNETT COUNTY, GEORGIA
RECORDS, WHICH
PLAT IS INCORPORATED HEREIN AND
MADE A PART HEREOF BY REFERENCE.
APN: R6162 046
FOR INFORMATIONAL
PURPOSES ONLY, THE
PROPERTY ADDRESS
IS:

IS: 609 CANDLEWICK LN

NW
LILBURN, GA 30047-5806
The debt secured by said
Security Deed has been
and is hereby declared
due because of, among
other possible events of
default, failure to pay the
indebtedness as and
when due and in the
manner provided in the
SunTrust Fault V. Line Ac-SunTrust Equity Line Ac-SunTrust Equity Line Ac-count Agreement and Disclosure Statement and Security Deed. The debt remaining in de-fault, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security

Deed and by law, includ-ing attorneys fees (notice of intent to collect attor-neys fees having been

Foreclosures

given). Said property will be sold Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any unpaid water or sewage bills that constitute a lien against the property whether due and payable or not due and payable ond 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, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the

covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Lori L. Ellis and James H. Ellis or a tenant or tenants and said property is more commonly known as 609 Candlewick In Nw. Liburur GA 30047-Ln Nw, Lilburn GA 30047-In compliance with Geor-

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, mortgage,
security deed or deed to
secure debt.
Truist Bank
Mail code 306-40-66-45
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 sta-

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 to
Georgia law including,
but not limited to
O.C.G.A. Section 9-13172.1, which allows for
certain procedures regarding the rescission of
judicial and non-judicial

judicial and non- judicial sales in the state of Georgia. sales in the state of Georgia.
Please note that the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above and final review by the party conducting this foreclosure sale for compliance with contractual and legal obligations pursuant to the terms of the loan documents and State and Federal law, including but not limited to any and all rights of rescission.
Truist Bank, Successor by Merger to Sumrust Truist Bank, Successor by Merger to SunTrust Bank, as Attorney in Fact for Lori L. Ellis By: Andrew D. Gleason Attorney for Truist Bank, Successor by Merger to SunTrust Bank Lefkoff, Rubsin, Gleason, Russo & Williams, P.C. 5555 Glenridge Connector Suite 900
Atlanta, Georgia 30342 (404)869-6909 (10x) 67,114,21,28,2023

GDP2091

GDP2091
gpn11
NOTICE OF SALE
UNDER POWER
GEORGIA, GWINNETT
COUNTY
By virtue of a Power of
Sale contained in that
certain Security Deed
from RYAN CROOKS to
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.,
AS GRANTEE, AS NOM-TION SYSTEMS, INC.,
AS GRANTEE, AS NOMINEE FOR COUNTRYWIDE KB HOME
LOANS, A COUNTRYWIDE MORTGAGE
VENTURES WIDE No NONTRYWIDE MORTGAGE
LOANS, A COUNTRYWIDE MORTGAGE
VENTURES, LLC SERIES, dated October 31,
2007, recorded November
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 Huncipal 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
sold, assigned and transferred to U.S. Bank Trust
Notional Association, not
in its individual capacity,
but solely in its capacity
as trustee of Citigroup
Mortgage Loan Trust
2022-RP2, there will be
sold at public outcry to
the highest bidder for
cash at the Gwinnett
County Courthouse, within the legal hours of sale
on the first Wednesday in
July, 2023, all property
described in said Security Deed including but not
limited to the following 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 
7TH DISTRICT, GWINMETT COUNTY, GEORGIA, BEING LOT 52, 
BLOCK A, LANIER 
SPRINGS SUBDIVISION, UNIT 1, PHASE 3, 
AS PER PLAT

SPRINGS SUBDIVISION, UNIT 1, PHASE 3,
AS PER PLAT
RECORDED IN PLAT
BOOK 113, PAGE 116117, GWINNETT COUNTY, GEORGIA
RECORDS, WHICH
RECORDED PLAT IS
INCORPORATED
HEREIN BY THIS REFERENCE AND MADE A
PART OF THIS DESCRIPTION. SAID
PROPERTY BEING
KNOWN AS 1273
LANIER SPRINGS
DRIVE ACCORDING TO
THE PRESENT SYSTEM OF NUMBERING
PROPERTY IN GWINNETT COUNTY, GEORGIA.

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 sub-iect 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, restrictions, 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 sale is not prohibited under the U.S. Bankruptcy Code, (2) final confirmotion and audit of the status of the loan with the holder of the Security

tus of the loan with the holder of the Security Deed, and (3) any right

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 granted in the aforementioned security instrument, specifically being Freedom Mortgage Corporation as Attorney in

Freedom Mortgage Corporation as Attorney in Fact for Brandon Madden. Nestor Solutions, LLC, 2850 Redhill Ave, Suite 240, Santa Ana, CA 92705, (888) 403-4115, TS # 2023-05559-GA For sale information, visit: https://www.nestortruste e.com/sales-information.com or call (888) 902-3989.

6/7,14,21,28,2023

GDP2234

GDP2234
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 Ramona D.
Wilkerson, hereinafter
referred to as Grantor, to Mortgage Electronic
Registration Systems, Inc. as nominee for Allied Home Mortgage
Capital Corporation

3989.

NETI COOK., GIA. Said legal description be-ing controlling, however the property is more commonly known as LANIER SPRINGS DRIVE, BUFORD, GA

DRIVE, BUFORD, GA 30518.

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all exmade 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.

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 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 ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of

9075 Foreclosures record superior to said Security Deed. To the best of the knowledge and belief of the un-dersigned, the owner and dersigned, the owner and party in possession of the property is RYAN CROOKS, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. 9075

Foreclosures

recorded in Deed Book 47607, beginning at page 846, and as modified at Deed Book 58094, Page 164, and as modified at Deed Book 58094, Page 164, and as modified at Deed Book 59853, Page 72, of the Clerk of the Superior Court of the aforesaid state and county, and by virtue of a default under the terms of said security deed, and the related note, the undersigned attorney-in-fact for the aforesaid Grantor (which attorney-in-fact is the present holder of said security deed and note secured thereby) will sell 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 deed including but not limited to the following described property:

deed including but not limited to the following described property: All that fract 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 for Springlake Cove, a Condominium, filed July 22000, and recorded at Deed Book 20961, Page 224, said county records, which Declaration may be amended from time to time and which terms and conditions are incorporated herein and made

los of the load with the holder of the Security Deed.
The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Select Portfolio Servicing, Inc., 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 creditor to negotiate, amend, or modify the terms of the mortgage instrument.
U.S. BANK TRUST NATIONAL ASSOCIATION.

U.S. BANK TRUST NA-TIONAL ASSOCIATION, NOT IN ITS INDIVIDU-AL CAPACITY, BUT SOLELY IN ITS CAPAC-ITY AS TRUSTEE OF CITIGROUP MORT-GAGE LOAN TRUST 2022-RP2 as Attorney in Fact for GAGE LOAN TRUST 2022-RP2 as Attorney in Fact for 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 PURPOSE. Attorney Contact: Rubin 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

and conditions are incorporated herein and made a part hereof by reference.
Said legal description being controlling, however, the Property is more commonly known as: 440
Springbottom Court, Lawrenceville, GA 30046
Said property will be sold on an as-is basis without any representation, war-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 prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the GDP2232
gpn11
T5# 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
Mortgage Electronic
Registration Systems,
Inc., as Grantor, as nominee for Home Polin Financial Corporation, a
New Jersey Corporation,
its successors and assigns, dated 17/12/0222, and
recorded on 1/24/2022, in
Deed Book 59627, Page
475, Gwinnett County,
Georgia records, as last
assigned to Freedom
Mortgage Corporation by
assignment recorded on
1/27/2023 in Deed Book
60414, Page 00898, conveying the after-described property to seprohibited 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. MidFirst Bank, through its division Midland Mortgages address is 999 N.W. Grand Blwd, Oklohoma 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 Rangon D. Wilkerson or assignment recorded on 1/27/2023 in Deed Book 60414, Page 00898, conveying the offer-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 cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on 7/5/2023, the following described property: All That Tract Or Parcel Of Land Lying And Being In Land Lot 131 Of The 6th District, Gwinnett County, Georgia, Being Lot Georgia, Being Lot Georgia, Being Lot Georgia, Being Lot Land Lot 131 Of The 6th District, Gwinnett County, Georgia, Being Lot Georgia, Records, Which Plat Is Incorporated Herein By Reference And Made A Part Of This Description; Being Known As 3309 Poplar Drive, Lawrenceville, Georgia, Gwinnett County, Georgia, Said property is commonly known as 3309 Poplar Dr Lawrenceville, Ga 30044. The indebted ty is believed to be mona D. Wilkerson, mona D. Wilkerson, 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

tor, Suite 350
Atlanta, GA 30342
(770) 392-0041
15-3305
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 monly known as 3309 Poplar Dr Lawrenceville, GA 30044. The indebtedness secured by said Security Deed has been and is hereby declared due is nereby declared allowed 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. GDP2235 manner provided in the Mote and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of 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 Kincaid Drive Fishers, IN 46037, Telephone No.: 855-690-5900. Nothing in O.C.G.A. Section 44-14-162, shall be construed to require

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 certrain security deed executed by Valerie J.
Thompson, hereinafter
referred to as Grantor,
to Brand Mortagge
Group, LLC recorded in
Deed Book 54595, beginning at page 322, 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-infact for the aforesaid
Grantor (which attorneyin-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
country 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
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,
Pages 90-91, recorded on
August 26, 2004, Gwinnett
County, Georgia records,
reference to said plat of
survey and the record
dhereof being hereby
made for a more complete legal description.
Said legal description be-

Said legal description being controlling, however,
the Property is more
commonly known as:
1956 Executive Drive,
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 ranty 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 mathers 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 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

9075 Foreclosures address is 60 Executive Park South, N. E., Atlanta, GA 30329. State Home Mortgage 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 J. Thompson aka Valerie Jordan aka Valerie Jordan Thompson aka Valerie Jordan Thompson aka Valerie Jordan Thompson El, or tenant Thompson El, or tenant (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 Atlanta, GA 30342

Atlanta, 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
PUIRPOSE 19-5903

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

GDP2236
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 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 attorney-infact for the aforesaid
Grantor (which attorneyin-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 deed including but not limited to the
following described property:

erty: All that tract or parcel of land lying and being in Land Lot 320 of the 4th District, Gwinnett Counbrainer, Georgia, being Lot 6, Block A of Woodgate Landing Subdivision, as per plat recorded in Plat Book 126, pages 35-37, Gwinnett County, Georgia records, which plat is processored beauting and

gia records, which piar is incorporated herein and made a part hereof by reference.
Said legal description being controlling, however, the Property is more commonly known as:
4441 Rosegate Drive, Snellville, GA 30039
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 laxes 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 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 erms of the Note and Security Deed. Aid-First Bank, through its division Midland Mortgages.

address is 999 N.W. Grand Blvd., Oklahoma City, OK 73118. MidFirst 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,

NUIGHTST 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 tor, Suite 350 Atlanta, GA 30342 (770) 392-0041

21-6651
THIS LAW FIRM MAY
BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW.
IF SO, ANY INFORMA-21-6651 TION OBTAINED WILL BE USED FOR THAT

PURPOSE. 6/7,14,21,28,2023 GDP2237
gpn11
NOTICE OF SALE
UNDER POWER
CONTAINED IN
SECURITY DEED
STATE OF GEORGIA,
COUNTY OF Gwinnett

STATE OF GEORGIA, COUNTY OF Gwinnett Pursuant to a power of sale contained in a certain security deed executed by Jerry Glenn Lindsey, hereinafter referred to as Grantor, to Chase Manhattan Mortgage 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 24476, Page 605 and as modified at Deed Book 52304, 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 the terms of said security deed, and the related note, the undersigned afterers of said security and security deed, and the related note, the undersigned afterers and county which note, the undersigned at-tornev-in-fact for the aforesaid Grantor (which attorney-in-fact is the present holder of said se-cured thereby) will sell at the usual place of con-ducting Sheriff's sales in said county within the le-gal hours of sale, to the highest bidder on the first Wednesday in July 2023, all property de-scribed in said security deed including but not 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, 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.