9075	Foreclosures	9075	Foreclosures	9075	Foreclosures	9075	Foreclosures	9075	Foreclosures	9075	Foreclosures	9075	Foreclosures	9075
The property is also		1-888-818-6032		GDP2245		162.2 shall be construed		maining is in default and		Clearwater, FL 33764		TANCE O	F	Pursuant t
known as 345 Forest Val-		The foregoing notwith-		gpn11		to require the secured		this sale will be made for		Phone: (727) 474-9603			ET TO A PK	13-172.1, w
ley Road, Lawrenceville,		standing, nothing in		Notice of Sale		creditor to negotiate,		the purposes of paying		eservice@quinnlegal.com			JND, SAID PK	certain p
	0045, according		Section 44-14-		ler Power		or modify the	the Secur	ity Deed, ac-		/s/ Erin M. Rose		BEING THE	garding th
	rent numbering		II be construed		a, Gwinnett		the Deed to Se-	crued inte	erest, and all	Quinn		TRUE P	DINT OF BE-	judicial a
system	in Gwinnett	to requir	e the secured		County	cure D	ebt described	expenses of	of the sale, in-	Erin M.	Rose Quinn,	GINNING		sales in
County.		creditor	to negotiate,		d by virtue of	herein.		cluding at	ttorneys' fees.	Esq.		THE A	BOVE DE-	Georgia, t
Said legal	description be-		or modify the		r of Sale con-	This sale	is conducted on	Notice of i	ntention to col-		Bar Number		TRACT CON-	Power and
	lling, however,	terms of	the Deed to Se-		a Deed to Se-		f the secured		neys' fees has	547833			N AREA OF	sure docu
	erty is more		ebt described		given by Inter-		under the power		n as provided	6/7 1	4 21 28 2023	4.795 ACR		be provid
	known as: 345	herein.		national	Property Con-		granted in the		the best of the				/ known as:	confirmati
Forest	Valley Rd,		is conducted on		LC, a Georgia		tioned security	undersigne			DP2280		rd Drive, Bu-	the status
	ville, GA 30046		f the secured	limited lic	ability company		nt, specifically		person(s) in		gpn11	ford, Geor		provided in
	erty will be sold		under the power		Beam Capital	being			of the proper-		E OF SALE		with all fix-	paragraph
	s basis without		granted in the		C, dated July 5,		Capital REIT		l Garcia Colon.		ER POWER		personal prop-	Funds use
	sentation, war-		tioned security		d recorded in	LLC			rty, being com-		nd by virtue of		hed to and con-	be in certi
	ecourse against		nt, specifically		ok 60062, Page		ey in fact for		10wn as 2819		er of Sale con-		a part of said	payable to
	-named or the	being			innett County,	Internatio			Mill Rd, Bu-		n that certain		as referred to	ton Price 8
	ed. The sale		NA, successor		ecords, convey-		m LLC, a Geor-		30519 in Gwin-		Secure Debt, As-		urity Deed and	Carringtor
	piect to the fol-		Bank of Amer-		after-described		d liability com-		y, will be sold		of Rents and		ts thereto.	Services,
	ms which may		successor in in-		to secure a	pany Dichard I	3. Maner, P.C.		perty of Israel		Agreement dat-		roved property	ney in Fac
	title: any out-		LaSalle Bank		ven date in the		state N Park-		lon, subject to		, 2021, given by		3740 Buford	bo S. Onas
	d valorem tax- ing taxes which		holders of the		rincipal amount	way, Suit			anding ad val-		Buford Devel-		uford, Georgia	Any inforn on this m
			Nortgage Pass-		0.00, with inter-	Atlanta, C		orem tax	ces (including		ter, Grantor) to	30519.	an an una di hur dha	used by the
	but not yet due ble); any mat-		Certificates, Se-		rate specified	404.252.63			vet due and		B Loan Compa-		secured by the urity Deed has	tor to col
	n might be dis-		DA6 Trust		there will be	THIS L					as recorded on			Bell Carri
	an accurate		ey in fact for		he undersigned		AS A DEBT		title to the		21 in Deed Book		is hereby de-	Gregg, L
TIOPED DA		as anorna	, in lact 101		outcry to the	ACTINO		uneching	inite it life	JUI 7, 20	ZI III DECU DUUK	ciurea au	e because of,	0.099/

survey and inspection of the property; any assess-ments, liens, encum-brances, zoning ordinienis, liens, encom-brances, zoning ordi-nances, restrictions, and all other matters of record superior to the said Security Deed. The sale will be conducted subject (1) to confirma-tion 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 Mort-gage is the entity with authority to negotiate, amend and modify the terms of the Note and Se-curity Deed. MidFirst curity Deed. MidFirst Bank, through its divi-sion Midland Mortgages sion Midland Mortgages address is 999 N.W. Grand Blvd., Oklahoma City, OK 73118. MidFirst Bank, through its divi-sion Midland Mortgage may be contacted by telephone at 1-800-552-3000. To the best of the undersigned's knowledge and belief, the party in possession of the proper-ty is believed to be Jerry Glen Lindsey and San-dra D. Lindsey and San-dra D. Lindsey and San-dra D. Lindsey and San-dra D. Lindsey, and The Representative of Jerry Glenn Lindsey and The Representative of Jerry Glenn Lindsey, and The Representative of Santra C. Santra D. MidFirst Bank, as Transferee, Assignee, and Secured Creditor As attorney-in-fact for the aforesaid Grantor CB Legal, LLC Attorneys at Law

LB LEGAI, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connec-tor, Suite 350 Atlanta, GA 30342 (770) 392-0041 -6864 THIS LAW FIRM MAY BE HELD TO BE ACT-ING AS A DEBT COL-LECTOR, UNDER FED-

ERAL LAW. IF SO, ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE. 6/7,14,21,28,2023

GDP2241

GDP2241 gpn11 Notice of Sale Under Power Georgia, Gwinnett County Under and by virtue of the Power of Sale con-tained in a Deed to Se-cure Debt given by Joyce Bagby to Washington Mutual Bank, FA, dated June 8, 2007, and record-ed in Deed Book 48005, Page 766, Gwinnett Coun-ty, Georgia records, as trustee, on behalf of the holders of the WaMu Mortgage Pass-Through Certificates, Series 2007 OA6 Trust by Assign-ment recorded in Deed Book 50346, Page 591, Gwinnett County, Geor-gia records, conveying the after-described prop-erty to secure a Note of even date in the original principal amount of \$237,600.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the before the Courthouse door of Gwinnett County, Georgia, within the legal door of Gwinnett Courty, Georgia, within the legal hours of sale on the first Wednesday in July, 2023, to wit: July 5, 2023, the following described prop-

as attorney in fact for Joyce Bagby Richard B. Maner, P.C. 180 Interstate N Park-way, Suite 200 Atlanta, GA 30339 404,252.6385 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COL-IFCT A DEBT ANT LECT A DEBT. ANY INFORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. FC14-282 6:7,14,21,28,2023 GDP2242 gpn11 Notice of Sale Under Power Georgia, Gwinnett County Under and by virtue of the Power of Sale con-tained in a Deed to Se-cure Debt given by Cheryl Byer to Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Opteum Financial Services, LLC, dated August 31, 2006, and recorded in Deed Book 46985, Page 414, Gwinnett County, Geor-gia records, out income

Gwinnett County, Geor-gia records, as last transferred to Wilming-ton Trust, NA, successor trustee to Citibank, N.A., as Trustee, for the bene-fit of registered holders of Structured Asset Mort-gage Investments II Trust 2007-AR1, Mortgage Pass-Through Cer-tificates, Series 2007-AR1 gage Pass-Intrough Cert tificates, Series 2007-AR1 by Assignment recorded in Deed Book 5074, Page 772, Gwinnett County, Georgia records, convey-ing the after-described property to secure a Note of even date in the original principal amount of \$212,000,00, with inter-est at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on the first Wednesday in July, 2023, to wit: July 5, 2023, the following described prop-erty:

erty: All that tract or parcel of land lying and being in Land Lot 121 of the 7th District, Gwinnett Coun-ty, Georgia, being Lot 74, Plack & Charletta Pau Block A, Charleston Row Block A, Charleston Row Townhomes, as per plat recorded in Plat Book 98, Pages 102-103, Gwinnett County Records, said plat being incorporated herein by reference thereto

The debt secured by said Deed to Secure Debt has been and is hereby de-clared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the Maner provided in the Nate and Deed to Se-cure Debt. The debt re-maining in default, this sale will be made for the purpose of paying the maining in detault, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including at-torneys fees (notice of in-tent to collect attorneys fees having been given). Said property is com-monly known as 2550 Gadsen Walk, Duluth, GA 3007, together with all fixtures and personal property attached to and constituting a part of baid property. To the best knowledge and be-lief of the undersigned, the party (or parties) in

at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on the first Wednesday in July, 2023, to wit: July 5, 2023, the following described prop-erty:

All that tract or parcel of land lying and being in the City of Lawrenceville, Land Lot 174 and 179 of the 5th Land District of Gwin-nett County Georgia, be-ing more particularly de-scribed as follows:

ing more particularly de-scribed as follows: To find the TRUE POINT OF BEGINNING commence at the inter-section of the northerly right-of-way of Springlake Road (60-foot right-of-way) and the centerline of Paper Mill Road; THENCE along said centerline of Paper Mill Road North 43 desaia centerline of Paper Mill Road North 43 de-grees 35 minutes 21 sec-onds West for a distance of 151.98 feet to a point on the aforesaid center-line, THENCE leaving said centerline North 45 degrees 50 minutes 02 seconds East for a dis-tance of 40.00 feet to a point on the northerly right-of-way of Paper Mill Road, being marked by a 1/2 rebar set; said point being the TRUE POINT of BEGINNING. THENCE traveling on said right-of-way North 43 degrees 35 minutes 21 seconds West for a dis-tance of 166.28 feet to a point; THENCE continu-ing on said right-of-way along a curve to the left having a radius of 638.67 feet and an arc length of 22.19 feet, being subtend-ded by a chord of North 44 degrees 35 minutes 04 seconds West for a dis-tance of 22.19 feet to a point, said point being marked by a 1/2 rebar set; THENCE leaving said right-of-way North 64 degrees 36 minutes 01 seconds East for a dis-tance of 119.54 feet to a point, said point being a 1/2 rebar set; THENCE North 45 degrees 50 min-utes 02 seconds East for a distance of 23.74 feet to a point, said point being a 1/2 rebar set; thence south 86 degrees 03 minutes 55 seconds East for a distance of 13.37 feet to a point, said point being a 1/2 rebar set; THENCE South 84 degrees 09 minutes 50 seconds East for a distance of 430.74 feet to a point, said point being a 1/2 rebar set; THENCE South 85 degrees 50 min-utes 02 seconds West for a distance of 430.17 feet to a point, said point being a 1/2 rebar set; THENCE South 45 degrees 50 min-utes 02 seconds West for a distance of 430.17 feet to a boint, feet to a point, said point being a 1/2 rebar set of a distance of 430.17 feet to a distance of 430.17 feet to a distance of 430.17 feet

aforesaid northerly right

to a I/2 rebar set on the aforesaid northerly right-of-way of Paper Mill Road, said point being the TRUE POINT OF BEGINNING. Said property contains 1.451 acres and is shown on the survey for Alexan-der Mills L.P., prepared by Precision Planning Inc., dated 05/06/02. LESS AND EXCEPT: All rights, title and inter-est in favor of Municipal Electric Authority of Georgia for property de-scribed in Award of the Special Master RE: In Rem Condemantion Pro-ceeding, Civil Action Tile Number 98A3298 styled Municipal Electric Au-thority of Georgia vs. 0.075 acres and Brenda Cagle Reynolds, et al., ale

COLLECTOR AT-TEMPTING TO COL-LECT A DEBT. ANY INFORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. FC23-089 6:7,14,21,28,2023

GDP2246

GDP2246 gpn11 NOTICE OF SALE UN-DER POWER CON-TAINED IN SECURITY DEED STATE OF GEORGIA, COUNTY OF Gwinnet Pursuant to a power of sale contained in a cer-tain security deed exe-cuted by Adelaida Canales, hereinafter re-ferred to as Grantor, to Canales, hereinafter re-ferred to as Grantor, to First National Bank of Cultures, theremulties to as Grantor, to Firred to as Grantor, to First National Bank of America recorded in Deed Book 59935, begin-ning at page 254, 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 soid 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 said security deed in said security deed in said security deed in said security deed in cluding but not limited to the following described property: All that tract or parcel of land lying and being in Land Lot 294, 6th Dis-trict, Gwinnett County, Georgia, being Lot 5, Block B, Frank Mattison Subdivision, as per plat recorded at Plat Book 19, Page, 74-B, Gwinnett County,

recorded at Plat Book 19, Page 74-B, Gwinnett County, Georgia Records, which plat is in-corporated herein by ref-erence and made a part of this description. Said legal description be-ing controlling, however, the Property is more commonly known as: **3888 Abhatts Bridge Pd**

the Property is more commonly known as: 3888 Abbotts Bridge Rd, Duluth, GA 30096 Said property will be sold on an as-is basis without any representation, war-ranty or recourse against the above-named or the undersigned. The sale will be subject to the fol-lowing items which may affect the title: any out-standing ad valorem tax-es (including taxes which are a lien but not yet due and payable); any mat-ters which might be dis-closed by an accurate closed by an accurate survey and inspection of closed by an accurate survey and inspection of the property; any assess-ments, liens, encum-brances, zoning ordi-nances, restrictions, and all other matters of record superior to the said Security Deed. The sale will be conducted subject (1) to confirma-tion that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loam with the holder of the Security Deed. First National Bank of Americas address is 241 East Sagi-naw, East Lansing, Mi

affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assess-ments, liens, encum-brances, 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 who shall have the full authority to negotiate, amend or modify all terms of the above de-scribed mortgage is as follow:

terms of the above de-scribed mortgage is as follows: ServiceMac, LLC, 9726 Old Bailes Road, Suite 200, Fort Mill, SC 29707, 844-478-2622. The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the se-cured creditor to negoti-ate, amend or modify the terms of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited un-firmation and audit of the status of the loan with the holder of the Se-curity Deed. Albertelli Law Attorney for Fair-way Independent Mort-gage Corporation as At-torney in Fact for Israel Garcia Colon 100 Galleria Parkway, Suite 960 At-torney in Fact for Israel Garcia Colon 100 Galleria Parkway, Suite 960 At-torney in For the Firm THIS FIRM IS ACTING AS A DEFRT COLIFC. (770) 373-4242 By: Roham Rupani For the Firm THIS FIRM IS ACTING AS A DEBT COLLEC-TOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PUR-POSE. 23-005632 A-4786675

6:21,28;7:5,12,19,26,2023 GDP2266

yentil solution of the second solution the s ING PROPERIT IN 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 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 Deed and by law, includ-ing attorneys fees (notice of intent to collect attor-neys, fees having been of intent to collect attor-neys fees having been given). Your mortgage servicer can be contacted at 800-603-0836 - Loss Mitigation Dept., or by writing to SN Servicing Corporation (Servicer), 323 Fifth Street, Eureka, CA 95501, to discuss possible alter-natives to avoid foreclo-sure. sure. Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are cluding taxes which are a lien, but not yet due and payable), any mat-ters which might be dis-closed by an accurate survey and inspection of the property, any assess-ments, liens, encum-brances, zoning ordi-nances, 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 under-signed, the party in pos-session of the property is Annie S. Harris; Estate of Annie S. Harris; Yanessa Ann Speed; Jr.; or tenant(s); and said property is more commonly known as **810** commonly known as 810 Deer Oaks Dr, Lawrenceville, GA 30044-5928. The sale will be conduct-ed subject (1) to confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirma-tion and audit of the sta-tus of the loan with the holder of the security dead 5928. deed. U.S. Bank Trust National Association, as Trustee 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

58938, Page 00691, Superi-or Court of Gwinnett County, Georgia records, as modified by that ceras modified by that cer-tain Modification of Deed to Secure Debt, Assign-ment of Rents and Secu-rity Agreement by and between Mattiace Buford Development Company and CL-E CIB Loan Com-pany, LLC dated July 13, 2022, and recorded on Luly 26, 2022 in Deed and CL-E CIB Loan Com-pany, LLC dated July 13, 2022, and recorded on July 26, 2022 in Deed Book 60102, Page 00454, Superior Court of Gwin-nett County, Georgia records (hereinafter the Security Deed), with said Security Deed, with said Security Deed having been given to secure that certain Promissory Note dated July 9, 2021, made by Grantor in favor of CL-E CIB Loan Compa-ny, LLC in the original principal amount of Five Million Five Hundred Thousand and 00/100 Doi-lars (45,500,000.00) with interest thereon as pro-vided therein, with said Note being modified by that certain Amended and Restated Promissory Note dated June 1, 2022, which increased the prin-cipal amount of the Note Note dated June 1, 2022, which increased the prin-cipal amount of the Note to Five Million Seven Hundred Seventy-Six Thousand Two Hundred Eighty-Two and 59/100 Dollars (55,776,282.59) (hereinafter, the Note), as further modified by that certain Second Loan Modification Agreement by and between Grantor and CL-E CIB Loan Com-pony, LLC dated October 28, 2022, and as further modified by that certain Agreement by and be-tween Grantor and CL-E CIB Loan Company, LLC dated February 7, 2023. There will be sold by the undersigned at public outry to the highest bid-der for cash before the Courthouse door 26 parts der for cash before the Courthouse door at Gwin-nett County, Georgia within the legal hours of sale on Wednesday, July 5, 2023, the following de-scribed property (here-inoffer, the Property): ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 219 OF THE TTH DISTRICT OF

ING AND BEING IN LAND LOT 219 OF THE TTH DISTRICT OF GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOL-LOWS: 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 PLUNKETT ROAD (A.K.A. BUFORD DRIVE)(VARIABLE RW), THENCE NORTH 22 DEGREES 00 MIN-UTES 56 SECONDS EAST A DISTANCE OF 9.99 FEET ALONG SAID MITER TO A POINT; THENCE OF 135.70 FEET ALONG THE PRO-POSED RIGHT-OF WAY OF PLUNKETT ROAD TO A POINT; THENCE SOUTH 70 DEGREES 49 MINUTES 06 SECONDS TO A POINT; THENCE SOUTH 70 DEGREES 49 MINUTES 06 SECONDS WEST A DISTANCE OF 156.93 FEET ALONG SAID PROPOSED RIGHT OF-WAY TO A POINT; THENCE SOUTH 70 DEGREES 49 MINUTES 06 SECONDS WEST A DISTANCE OF 212.16 FEET ALONG SAID PROPOSED RIGHT-OF-WAY TO A POINT; THENCE ALONG A CURVE TO THE LEFT FOR AN ARC LENGTH OF 484.95 FEET, HAVING A RA-DIUS OF 1103.96 FEET ALONG SUBTENDED BY A CHORD BEARING SOUTH 58 DEGREES 14 MINUTES 02 SECONDS WEST, FOR A DIS-TANCE OF 481.06 FEET ALONG SAID PRO-POSED F481.06 FEET ALONG SAID PRO-POSED F481.06 FEET ALONG SAID FEET ALONG SUBTENDED BY A CHORD BEARING SUBTENDED BY A CHORD BEARING SUBTENDED DIUS OF 7288.97 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 45 DEGREES 31 MINUTES 04 SECONDS WEST, FOR A DIS-TANCE OF 33.47 FEET ALONG SAID PRO-POSED RIGHT-OF-WAY TO A PK NAIL FOUND, SAID PK NAIL FOUND, SAID PK NAIL BEING THE TRUE POINT OF BEGINNING; THENCE ALONG A CURVE TO THE LEFT FOR AN ARC LENGTH SUBTENDED BY A CHORD BEARING SUBTENDED BY A CHORD STATES SUBTENDED STATES SUBTENDES SUBTEND TANCE OF 14.00 FLET TO A POINT; THENCE NORTH 30 DE-GREES 37 MINUTES 34 SECONDS WEST A DIS-TANCE OF 593.38 FEET TO A 1" OPEN TOP PIPE FOUND; THENCE NORTH 59 DE-GREES 33 MINUTES 40 SECONDS EAST A DIS-TANCE OF 725.32 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 42 DE-GREES 65 MINUTES 40 CREES 05 MINUTES 40 SECONDS EAST A DIS-TANCE OF 166.80 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT FOR AN ARC LENGTH OF 145.04 FEET, HAV-ING A RADIUS OF 255.50 FEET, BEING SUBTENDED BY A CHORD BY A CH GREES 05 MINUTES 40 SECONDS EAST A DIS-THENCE NORTH 30 DE-GREES 27 MINUTES 03 SECONDS WEST A DIS-TANCE OF 5.00 FEET TO A PK NAIL FOUND; THENCE SOUTH 59 DE-GREES 32 MINUTES 57 SECONDS WEST A DIS-TANCE OF 107.88 FEET TO AN IRON PIN SET; THENCE SOUTH 30 DE-GREES 27 MINUTES 03 SECONDS EAST A DIS-

among other possible events of defaults, fail-ure to pay the indebted-ness as and when due in

ure to pay the indebted-ness as and when due in the Mote and Security Deed. The debt de-scribed 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-ty 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 an accurate survey and in-spection of the property, assessments, liens, en-cumbrances, zoning ordi-ances, restrictions, covenants, and any matassessments, liens, en-cumbrances, zoning ordi-dissessments, liens, en-cumbrances, zoning ordi-ters of record superior to the above-referenced Se-curity Deed. To the best of the undersigneds knowledge, information, and belief, equitable title to the Property is held by Grantor and the current tenant CR Fitness Bu-ford, LLC has possession of the Property. The entity to negotiate, authority to negotiate, authority to negotiate, authority to negotiate, and belief, equitable Loan Company, LLC, c/o Envoy Net Lease Part-ners, Attn: Eric Spokas, Jiá3 Shermer Road, Suite 309, Northbrook, Illinois 6062, telephone number: (847) 239-6966. The sale will be conduct-ed subject to (1) confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirma-tion and audit of the sta-tus of the loan by the holder of the Security Deed. CL-E CIB Loan Compa-

Tus of the loan by the holder of the Security Deed. CL-E CIB Loan Company, LLC, as Agent and Attorney in Fact for Mat-tiace Buford Develop-ment 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) 582-8233 psneed@dpsslegal.com 6/7 14 21 28 2023

GDP2287 gpn11 Notice of Sale Under

ypnii 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 Olatokunbo S. Onasanya to Bank of America, N.A. (the Se-cured Creditor), dated May 8, 2008, and Record-ed on May 20, 2008 as Book No. 48860 and Page No. 612, Gwinnett Coun-ty, Georgia records, con-veying the after-de-scribed property to se-cure 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 by assignment that is or to be recorded in the Gwinnett County, Geor-gia Records, there will be sold by the under-signed at public outcry to the highest bidder for cash at the Gwinnett County Courthouse with-in the Jecul hours of calo County Courthouse with-in the legal hours of sale on the first Tuesday in August, 2023, the follow-ing 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 Lot 44, Block A, Unit 2 of the Turnberry Estates Subdivision as shown at Plat Book 111, Page 286, and as amended, Gwin-Plat Book 111, Page 286, and as amended, Gwin-net 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 Security Deed has been and is hereby declared The debt secured by sold 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 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). Car-rington Mortgage Services, LLC is the entity with the full export. Carrington Mortgage Services, LLC is the entity with the full etrms of the loan. Mortgage Services, LLC may be contacted at: 1-800-790-592 or by writing to 1600 South Douglass Road, Suite 110 and 200-A, Anaheim, CA 92806-5951. Road, Suite 110 and 200 A, Anaheim, CA 92806 Sy51. Please note that, pur-suant to O.C.G.A. \$44-14-162.2, the secured credi-tor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the under-signed, the party/parties in possession of the sub-iect property known as 1378 JAMESON LANE, LAWRENCEVILLE, GA 30043 is/are: Olatokunbo LAWRENCEVILLE, GA 30043 is/are: Olatokunbo S. Onasanya or property will be sold sub-ject to (a) any outstand-ing ad valorem taxes (in-cluding 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 survey and inspection of the property, and (c) all matters of record superi-or to the Security Deed first set out above, in-cluding, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conduct-ed subject to (1) confir-The sale will be conduct-ed subject to (1) confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirma-tion and audit of the sta-tus of the loan with the holder of the security deed.

t to O.C.G.A. §9-which allows for procedures re-the rescission of the rescission of and nonjudicial the State of the Deed Under ind other foreclo-cuments may not ided until final ation and audit of us of the loan as us of the preceding in the preceding

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ed at sale shall sea of sale shall rtified funds and to Bell Carring-e & Gregg, LLC. on Mortgage , LLC as Attor-act for Olatokun-osanya

ney in Fact for Oldtokun-bo S. Onasanya. Any information obtained used by the debt collec-tor to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Hey-ward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File: 22-53825 6:14,21,28;7:5,12,19,26, 2023 2023

GDP2288

burzas gpn11 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 Brittany Arasha Chapman to Mortgage Electronic Registration Systems, Inc., as nomi-nee for Carrington Mort-gage Services, LLC (the Secured Creditor), dated February 26, 2020, and Recorded on March 12, 2020 as Book No. 57318 and Page No. 879, Gwin-nett County, Georgia records, conveying the after-described property to secure a Note of even date in the original prin-cipal amount of \$342,000.00, with interest at the rate specified therein, as last assigned the rate specified therein, as last assigned the 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 le-gal hours of sale on the first Tuesday in August, 2023, the following de-scribed property:

first Tuesday in August, 2023, the following de-scribed property: All that tract or parcel of land lying and being in Land Lot 169 of the 5th District, Gwinnett Coun-ty, 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 incorpo-rated herein by refer-ence and made a part of this description Tax ID: R5169 237 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

after possible events of default, failure to pay the indebtedness as and when due and in the Note and Security Deed. Because the debt re-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 assigne 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 may be contacted at: 1-800-790-9502 or by writing to 1600 South Douglaso Road, Suite 110 and 200-A, Anaheim, CA 92806-5951. Please note that, pur Please note that, pur-Please note that, pur-suant to O.C.G.A. §44-14-162.2, the secured credi-tor is not required to amend or modify the terms of the loan.

HEREIN AND MADE A PART HEREOF. Said property being known PART HEREOF. Solid property being known os: 1041 BAY POINTE WAY, LILBURN, GA 30047. To the best of the undersigneds knowledge, undersigneds knowledge, the party or parties in possession of said prop-erty is/are KARIM ROY AND MINAZ ROY or tenant(s). The debt se-cured by said COURT ORDER has been and is hereby declared due and payable because of the part of the participal tenant of the participa payable because or, among other possible events of default, failure to pay the indebtedness as provided for in the consent judgment in said case, subsequent FiFa 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, in-cluding attorneys fees (notice of intent to col-lect attorneys fees hav-ing been given). Said lect attorneys fees hav-ing been given). Said property will be sold sub-iect to the following: (1) any outstanding ad val-orem 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 accu-rate survey and inspec-tion of the property; and (4) any assessments, tion of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, re-strictions, covenants, and matters of record superi-or to the Security Deed first set out above. Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited un-der the U.S. Bankruptcy Code; and (2) final con-firmation and audit of the status of the debt with the holder of the Judgment. The name, address, and telephone number of the individual or entity who has full auor entity who has full au thority to negotiate or entity who has full au-thority to negotiate, amend, and modify all terms of the mortgage is as follows: Kerry Hand, Hand in Hand Law, LLC, 4111 Suwanee Dam Road, Suite 820, Suwanee, GA 30024. Note that pur-suant to O.C.G.A. § 44-14 162.2, the above individu-al or entity is not re-quired by law to negoti-ate, amend, or modify the terms of the debt. COLLECTOR AT-TEMPTING TO COL-LECT A DEBT. ANY IN-FORMATION OB-TAINED MAY BE USED FOR THAT PURPOSE. 6/7 14 21 28 2023 thority

6/7 14 21 28 2023 GDP2386

GDP2386 gpn11 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Security Deed from HYUN HO YOON and NARAE KIM to MORTGAGE ELEC-TRONIC REGISTRA-TION SYSTEMS INC. AS GRANTEE, AS NOMI-NEE FOR UNITED WHOLESALE MORT-GAGE, dated March 28, 2019, recorded April 11, 2019, in Deed Book 56521, Page 00029, Gwinnett County, Georgia 2019, in Deed Book 56521, Page 00029, Gwinnett Gounty, Georgia Records, said Security Deed having been given to secure a Note of even date in the original prin-cipal amount of Three Hundred Nineteen Thou-sand and 00/100 dollars (\$319,000.00), with inter-est thereon as provided for therein, said Security Deed having been last sold, assigned and trans-ferred to UNITED

LAND LOT 178 OF THE TTH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 177, BLOCK B OF THE VILLAGE AT IVY CREEK, UNIT 1, PHASE 2, AS PER PLAT RECORDED IN PLAT RECORDED IN PLAT BOOK 141, PAGE 244, ET. SEQ., GWINNETT COUNTY RECORDS, WHICH PLAT IS INCOR-PORATED HEREIN AND MADE A PART WHICH PLAT IS INCOR-PORATED HEREIN AND MADE A PART HEREOF BY REFER-ENCE. BEING PARCEL NO: R7178 973 Said legal description be-bar cortecilize barrows ing controlling, however the property is more the property is more commonly known as 3497 IVY BIRCH WAY, BU-FORD, GA 30519. The indebtedness se-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 indebted. the terms of said Securi-ty Deed. The indebted-mess remaining in de-fault, this sale will be made for the purpose of paying the same, all ex-penses of the sale, in-cluding attorneys fees (notice to collect same having been given) and all other payments pro-vided for under the terms of the Security Deed. Said property will be sold

All that tract or parcel of land lying and being in Land Lot 63 of the 5th District, Gwinnett Coun-ty, Georgia, being Lot 13, Black & Streamunoad Block B, Streamwood Village Subdivision, Unit One, as per plat recorded in Plat Book 62, Page 248, Gwinnett County, Georgia records, said plat being incorporated herein by reference thereto thereto. The debt secured by said

The debt secured by said Deed to Secure Debt has been and is hereby de-clared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the manner provided in the Mote and Deed to Se-cure Debt. The debt re-maining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including at-torneys fees (notice of in-tent to collect attorneys fees having been given). Said property is com-monly known as 3649 Ce-cilia Way, Loganville, GA 30052, together with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and be-lief of the undersigned, lief of the undersigned, the party (or parties) in possession of the subject

possession of the subject property is (are): Joyce Bagby and Terris Terry or tenant or tenants. Said property will be sold subject to (a) any out-standing ad valorem tax-es (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accu-tion of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not above, including, but not limited to, assessments, liens, encumbrances, liens, encumbrances, zoning ordinances, ease-ments, restrictions, covenants, etc. The sale will be conduct-ed subject to (1) confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) O.C.G.A. Section 9-13-172.1; and (3) final con-firmation and audit of the status of the loan with the holder of the se-curity deed. with the holder of the se-curity deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain proce-dures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure docu-ments may not be provided until final confir-mation and audit of the status of the loan as pro-vided in the preceding paragraph. Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full au-thority to negotiate, amend and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc. Attention: Loss Mitiga-

LEMPTING TO COL-LECT A DEBT. ANY INFORMATION OB-TAINED WILL BE USED FOR THAT PUR-DOSE tion Department INFORM, 3217 S. Decker Lake USED FC Drive POSE. Salt Lake City, Utah FC23-016 6:7,14,21,28,2023

filed 06/02/98 and record-ed in Deed Book 19016, Page 0113, Gwinnett Co. the party (or parties) in possession of the subject property is (are): Cheryl Byer or tenant or ten-ants.

zoning ordinances, ease

Deed Under Power and other foreclosure docu-ments may not be pro-vided until final confir-mation and audit of the status of the loan as pro-vided in the preceding paragraph. Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full au-thority to negotiate, amend and modify all terms of the mortgage with the debtor is:

terms of the mortgage with the debtor is: Select Portfolio Servic-ing, Inc. Attention: Loss Mitiga-tion Department 3217 S. Decker Lake Drive Salt Lake City, Utah 84119 1990 2020

1-888-818-6032 The foregoing notwith-standing, nothing in OC.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, grand or modify the

creditor to negotiate, amend or modify the terms of the Deed to Se-cure Debt described

cure Debt described herein. This sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument encodifically

gage Pass-Through Cer-tificates, Series 2007-AR1

as attorney in fact for

1-888-818-6032

being

Records. ID Number: Parcel ID Number: R5179 533. Subject to any Ease-ments or Restrictions of Said property will be sold Said property will be sold subject to (a) any out-standing ad valorem tax-es (including taxes which are a lien, but not yet due and payable), (b)

Subject in Restrictions of Record. The debt secured by said Deed to Secure Debt has been and is hereby de-clared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the Mote and Deed to Se-cure Debt. The debt re-maining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in due and payable), (b) any matters which might be disclosed by an accu-rate survey and inspec-tion of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordingnces, easeirens, encumbrances, zoning ordinances, ease-ments, restrictions, covenants, etc. The sale will be conduct-ed subject to (1) confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) O.C.G.A. Section 9-13-172.1; and (3) final con-firmation and audit of the status of the loan with the holder of the se-curity deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain proce-dures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure docusame and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including at-torneys fees (notice of in-tent to collect attorneys fees having been given). Said property is com-monly known as 192 Pe-per Mill Road, Lawrenceville, GA 30046, together with all fixtures and personal property attached to and constituting a part of

property attached to and constituting a part of said property. To the best knowledge and be-lief of the undersigned, the party (or parties) in possession of the subject property is (are): Inter-national Property Con-sortium LLC, c/o Ade wale Owomoyela and Tope Owomoyela and Tope Owomoyela and tors or tenant or tenants. Said property will be sold subject to (a) any out-Said property will be sold subject to (a) any out-standing ad valorem tax-es (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accu-rate survey and inspec-tion of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, limited to, assessments, liens, encumbrances, zoning ordinances, ease-ments, restrictions, covenants, etc. The sale will be conduct-ed subject to (1) confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) O.C.G.A. Section 9-13 72.1; and (3) final con-

U.S. Bankruptcy Code; (2) O.C.G.A. Section 9-13-172.1; and (3) final con-firmation and audit of the status of the loan with the holder of the se-curity deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain proce-dures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure docu-ments may not be pro-vided until final confir-mation and audit of the Status of the loan as pro-vided in the preceding paragraph. Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full au-thority to negotiate, amend and modify all terms of the mortgage with the debtor is: SkyBeam Capital, LLC Attention: Loss Mitiga instrument, specifically being Wilmington Trust, NA, successor trustee to Citibank, N.A., as Trustee, for the benefit of registered holders of Structured Asset Mort-gage Investments II Trust 2007-ARI, Mort-gage Streage Cor as attorney in fact for Cheryl Byer Richard B. Maner, P.C. 180 Interstate N Park-way, Suite 200 Atlanta, GA 30339 404.252.4385 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COL-IECT A DEBT ANT with the debtor is: SkyBeam Capital, LLC Attention: Loss Mitiga-tion Department 3225 Cumberland Blvd, Suite 100

Suite 100 Atlanta, GA 30339 404-793-2323 The foregoing notwith-standing, nothing in OC.G.A. Section 44-14-

address is 241 East Sagi-naw, East Lansing, MI 48826. First National Bank of America may be contacted by telephone at 800-642-4578. To the best of the undersigned's knowledge and belief, the party in possession of the property is believed to be Adelaida Canales aka Adelia Perdomo, or ten-Adelaida Canales aka Adela Canales aka Adela Perdomo, or ten-ant(s). First National Bank of America, Secured Creditor As attorney-in-fact for the aforesaid Grantor CB Legal, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connec-5565 Glenridge Connec-tor, Suite 350 Atlanta, GA 30342 (770) 392-0041 IS LAW FIRM MAY HELD TO BE ACT-AS A DEBT COLLEC-TOR, UNDER FEDER-AL LAW

AL LAW. IF SO, ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE. 6/7,14,21,28,2023 GDP2263

GDP263 gpn11 NOTICE OF SALE UN-DER POWER STATE OF GEORGIA COUNTY OF GWINNETT Under and by virtue of the pow-er of sale contained with that certain Security Deed dated November 2, 2018, from Israel Garcia Colon to Mortgage Elec-tronic Registration Sys-tems, Inc., as nominee for Fairway Independent Mortgage Corporation, recorded on November 6, 2018 in Deed Book 56239 at Page 00578 Gwinnett County, Georgia records, having been last sold, as-signed, transferred and conveyed to Fairway In-dependent Mortgage Cor-poration by Assignment and said Security Deed having been given to se-cure a note dated November 2, 2018, in the amount of \$165,000.00, and said Note being in Cure a note dotted November 2, 2018, in the amount of \$185,000.00, and said Note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthy. Georgia, on August 1, 2023 the follow-ing described real prop-erty (hereinafter re-ferred to as the "Proper-ty"): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN PUCKETTS G.M.D 1397, ALSO BEING IN LAND DISTRICT, GEORGIA, CONTAIN-ING 1.00 ACRES OF LAND, AS PER SUR-VEY FOR JERALD C. MORGAN, SR., DATED MARCH 28, 1962, RECORDED IN PLAT BOOK J, PAGE 155-B, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCOR-PORATED HEREIN AND MADE A PART WHICH PLAT IS INCOR-PORATED HEREIN AND MADE A PART HEREOF BY REFER-ENCE. The debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the payments as required by the terms of the Note. The debt reTo the best knowledge and belief of the loan. To the best knowledge and belief of the under-signed, the party/parties in possession of the sub-iect property known as 179 STARGRASS WAY, GRAYSON, GA 30017 is/are: Brittany Arasha Chapman and Cecil Alphonso Reeves and Bridgette Reeves or ten-ant/tenants. Said proper-ty will be sold subject to (a) any outstanding ad thinking and program and a solution of the 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, etc. The sale will be conduct-

etc. The sale will be conduct-ed subject to (1) confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirma-tion and audit of the sta-tus of the loan with the holder of the security deed.

tus of the loan with the holder of the security deed. Pursuant to O.C.G.A. §9-13-172.1, which allows for certain procedures re-garding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclo-sure documents may not be provided until final confirmation and audit of the status of the loan as provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Funds used at sale shall be in certified funds and payable to Bell Carring-ton Price & Gregg, LLC. Bank United, N.A. as At-torney in Fact for Brit-tany Arasha Chapman. Any information obtained on this matter may be used by the debt collec-tor to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Hey-ward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File: 23-53826 6:14,21,28,7:5,12,19,26, 2023

2023

2023 GDP2306 gpn11 STATE OF GEORGIA COUNTY OF GWIN-NETT 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 Gwin-nett Lien Book 05203 Page 00072. The under-signed will sell at public outcry to the highest bid-der in cash, before the Counthouse door in said Counthy or at such other place as lawfully desig-parted within the Logal Country or at such other place as lawfully desig-nated, within the legal hours of sale, on July 05, 2023, the property in said FiFa and described as follows: ALL THAT TRACT OR PARCEL OF LAND LYING AND BE-ING IN LAND LOTS 91 AND 22, 6TH DISTRICT, HAMPTON LAKES SUB-DIVISION PHASE II, BLOCK A, LOT 77, AS RECORDED IN PLAT BOOK 80, PAGE 241 GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS HERE

Solid property will be solid on an as-is basis without any representation, war-ranty 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 re-demption of any taxing

or not now due and payable); the right of re-demption of any taxing authority; matters which would be disclosed by an inspection of the proper-ty; all zoning ordinances; assessments; liens; en-cumbrances; restric-tions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowl-edge and belief of the un-dersigned, the owner and party in possession of the property is HYUN HO YOON, NARAE KIM, or tenants(s). The sale will be conduct-ed subject (1) to confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirment

not prohibited under the U.S. Bankruptcy Code and (2) to final confirma-tion and audit of the sta-tus of the loan with the holder of the Security Deed. The entity having full au-thority to negotiate, amend or modify all terms of the loan (al-though not required by law to do so) is: Nation-star Mortgage LLC, Loss Mitigation Dept. 885-480 (Coppell, TX 75019, Tele-phone Number: 888-480-2432/833-685-8589, Nothing in O.C.G.A. Section 44-14; 2432/833-085-8589. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured to require a secured creditor to negoticite, 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