9075

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 Duly, 2023 during the legal hours of sale, be sold aublic outcry to the bidness public outcry to the highest bidder for cash. Such sale 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 Illuit in Land Lot 305 of the secure debt. Truist Bank Mail code 306-40-06-45 1001 Semmes Avenue Richmond, VA 23224 1(888) 519 3479

Unit in Land Lot 305 of the 6 th Land District, Gwin-

nett County, Georgia, and being identified and deing identified and deingted as Condominium Unit No. B (shown as Builtd 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 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

part of the description of the property conveyed hereby.

Said property being more commonly known as 3855 Holcomb Bridge more commonly known as 3855 Holcomb Bridge Road, 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 the 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.

confirm the Godart elects to confirm this sale. For information regarding this auction, please contact:

tact: RICHARD J. DREGER, ATTORNEY AT LAW, P.C. 295 W. Crossville Road, Building 100, Suite 110 Roswell, Georgia 30075 (678) 566-6901 6/7,14,21,28,2023

GDP2077

GDP2077
gpn11
NOTICE OF SALE
UNDER POWER
GEORGIA, Gwinnett
COUNTY
THIS LAW FIRM IS
ACTING AS A DEBT
COLLECTOR ATT
EMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.
Under and by virtue of
the Power of Sale contained in that certain Security Deed given by
Lori L. Ellis to SunTrust
Bank, Successor by
merger to SunTrust
Bank, Successor by
merger to SunTrust
Bank, dated 09/13/2019 merger to Sun1rust Bank, dated 09/13/2019 and filed 09/27/2019, recorded in Deed Book 56911, Page 00866, Gwin-nett County, Georgia nett County, Georgia Records, conveying the after-described property to secure a SunTrust Eq-uity Line Account Agree-ment and Disclosure Statement in the original principal amount of Sixty One Thousand Dollars and No Cents (\$61,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, within the legal hours of sale on Wednesday Lily 5, 2023. Wednesday July 5, 2023 the following described

PARCEL OF LAND LY-ING AND BEING IN LAND LOT 162 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GWINNETT COUNTY,
GEORGIA AND BEING
LOT 4, BLOCK A OF
DICKENS TRAIL SUBDIVISION, UNIT 1, AS
MORE PARTICULARLY
DESCRIBED IN THAT
CERTAIN PLAT OF
RECORD RECORDE
IN PLAT BOOK 8, PAGE
257, AS REVISED IN
PLAT BOOK 10, PAGE
219, GWINNETT COUNTY, GEORGIA
WHICH RECORDS, WHICH PLAT IS INCORPORAT-ED HEREIN AND MADE A PART HERE-OF BY REFERENCE.

APN: R6162 046 FOR INFORMATIONAL PURPOSES ONLY, THE PROPERTY ADDRESS IS: 609 CANDLEWICK LN

LILBURN, GA 30047-5806 The debt secured by said Security Deed has been and is hereby declared and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the SunTrust Equity Line Account Agreement and Disclosure Statement and Security Deed. The debt remaining in deand Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

neys fees having been given). Said property will be sold subject to any outstand-ing ad valorem taxes (ining ad valorem taxes (including taxes which are a lien, but not yet due and payable), any unpaid water or sewage bills that constitute a lien against the property whether due and payable or not due and payable and which may not be of record, any right of redemption of any taxing authority, any matters authority, any matters which might be disclosed 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 Security Deed first set

out above. To the best knowledge or me best knowledge ond 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

9075 Foreclosures

Ln Nw, Lilburn GA 30047-5806.
In compliance with Georgia law, please find below the contact information for the entity who has authority to negotiate, amend, and modify the terms of the loan documents which may include a note, mortgage, security deed or deed to secure debt.
Truist Bank

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 state of the born with the tion 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 forecloconducting this foreclosure sale pursuant to Georgia law including, but not limited to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the state of Georgia.

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 Georgia. suant 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 SunTrust Bank, as Aftorney in Fact for Lori L. Ellis By: Andrew D. Gleason Attorney for Truist Bank, Successor by Merger to SunTrust Bank, Compared to SunTrust Bank Cefkoff, Rubin, Gleason, Russo & Williams, P.C. 5555 Glenridge Connector Suite 900
Atlanta, Georgia 30342 (404)869-6909 (fax) 67,14,21,28,2023

6/7,14,21,28,2023 GDP2091

giprill

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 NOMINEE FOR COUNTRY-WIDE MORTGAGE

LOANS, A COUNTRY-WIDE MORTGAGE

VENTURES, LLC SERIES, addred October 31, 2007, recorded November 5, 2007, in Deed Book A8399, Page 526, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Nineteen Thousand and 00/100 dollars (\$119,000.00), with interest thereon as provided for therein, said Security Deed having been given thereon as provided for therein said Security Deed having been given thereon as provided for therein 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 Country Courrhouse, within the legal hours of sale on the first Wednesday in July, 2023, all property described in said Security Deed including but not limited to the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 350 OF THE THH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT SUBDIVI 1, PHASE SPRINGS

SUBDIVI 1, PHASE 3, AS PER PLAT RECORDED IN PLAT BOOK 113, PAGE 116-117, GWINNETT COUN-TY, GEORGIA

TY, GEORGIA
RECORDS, WHICH
RECORDED PLAT IS
INCORPORATED
HEREIN BY THIS REFERENCE AND MADE A
PART OF THIS DESCRIPTION. SAID
PROPERTY BEING
KNOWN AS 1273 PROPERTY BEING KNOWN AS 1273 LANIER SPRINGS DRIVE ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGIA.

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

30518.
The indebtedness secured by said Security
Deed has been and is
hereby declared due behereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the vided 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
will also be subject to the
following items which following items which may affect the title: any may affect the fittle: 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 properinspection of the proper-ty; all zoning

ordinances; orainances; 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 RYAN property is RYA CROOKS, or tenants(s). 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.

Deed. The entity having full au-The entity having full authority to negotiate, amend or modify all terms of the loan (alterms of the loan (alterms of several though not required by law to do so) is: Select Portfolio Servicing, Inc., Loss Mitigation Dept., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, Telephone Number: 888-8632. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured 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, NOT IN ITS INDIVIDU-

Foreclosures

AL CAPACITY, BUT
SOLELY IN ITS CAPACITY AS TRUSTEE OF
CITIGROUP MORTGAGE LOAN TRUST
2022-RP2
as Attorney in Fact for
RYAN CROOKS
THE BELOW LAW
FIRM MAY BE HELD
TO BE ACTING AS AD
EBT 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 Telephone Number: (877) 813-0992 Case No. SPS-22-05644-2 rlselaw.com/property-listing

listing 6/7,14,21,28,2023 GDP232
gpn11
TS # 2023-05559-GA
Notice Of Sale Under
Power
Georgia, Gwinnett Countained in that certain Security Deed given by
Brandon Madden to
Mortgage Electronic
Registration Systems,
Inc., as Grantor, as nominee for Home Point Financial Corporation,
at New Jersey Corporation,
its successors and assigns, dated 11/2/2022, and
recorded on 1/24/2022, in signs, dated 1/12/2022, 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 secure a Note in the original principal amount of scribed 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 Lond Lot 131 Of The 6th District, Gwinnett County, Georgia, Being Lot 66, Block J, Of Sweetwater Estates Subdivision, As Per Plat Recorded In Plat Book L, Page 336, Gwinnett County, Georgia Records, Which Plat Is Incorporated Herein By Reference And Made gia Records. Which Plat Is Incorporated Herein By Reference And Made A Part Of This Description; Being Known As 3309 Poplar Drive, Lawrenceville, Georgia, According To The Present System Of Numbering Houses In Gwinnett County, Georgia, According To The Present System Of Numbering Houses In Gwinnett County, Georgia, Said property is commonly known as 3309 Poplar Dr Lawrenceville, GA 30044. The indebtedness secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of the sale, as provided in the Security Deed and by law, including attorneys' fees (no-

GDP2237
gpn11
NOTICE OF SALE
UNDER POWER
CONTAINED IN
SECURITY DEED
STATE OF GEORGIA,
COUNTY OF Gwinnett
Pursuant to a power of
sale contained in a certain security deed executed by Jerry Glenn
Lindsey, hereinafter referred to as Grantor, to
Chase Manhattan Mortagge Corporation record-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 22443, Page 165 and
as modified at Deed
Book 47476, 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 attorney-in-fact for the
aforesaid Grantor (which
attorney-in-fact is the
present holder of said security deed and note seexpenses of the sale, as provided in the Security Deed and by law, including attorneys' fees (notice of intent to collect 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.: 855-699-5900. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend, or modify the terms of the security instrument. Said property will be sold subject to any outstanding and valorem taxes (in-

Thompson EI, or fenant (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 (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

TION OBTAINED WILL BE USED FOR THAT PURPOSE.

6/7,14,21,28,2023

present holder of said security deed and note secured thereby) will sell at the usual place of conducting Sheriff's sales in said county within the legal hours of sale, to the highest bidder on the first Wednesday in July 2023, all property described in said security deed including but not limited to the following described property: limited to the following described property:
ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 141 of the 5th District of Gwinnett County, Georgia, being shown and designated as Lot 7, Block E, Addition to Forest Hills Subdivision, Unit 2, as shown on a

property will be sold subiect to any outstanding
ad valorem taxes (including taxes which are
a lien, whether or not
now due and payable),
any matters which might
be disclosed by an accurate survey and inspection of the property, any
assessments, liens, encumbrances, zoning ordinances, restrictions,

ussessments, liens, encumbrances, zoning ordinances, 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) Brandom 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 confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) any right of redemption or other lien not extinguished by foreclosure. The sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being Freedom Mortgage Corporation as Attorney in Fact for Brandon Madden. Nestor Solutions, LLC, 2850 Redhill Ave, Suite 240, Santo Ana, CA 92705, (888) 403-4115, TS # 2023-05559-GA For sale information, visit:

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

GDP2235

GDP2235
gpn11
NOTICE OF SALE
UNDER POWER
CONTAINED IN
SECURITY DEED
STATE OF GEORGIA,
COUNTY OF Gwinneth
Pursuant to a power of
sale contained in a certain security deed executed by Valerie J.
Thompson, hereinafter
referred to as Grantor,
to Brand Mortgage
Group, LLC recorded in

referred fo as Grantor, to Brand Mortgage 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 aftorney-infact for the aforesaid Grantor (which attorney-in-fact is the present

Grantor (which attorney-in-fact is the present holder of said security deed and note secured thereby) will sell at the usual place of conducting Sheriff's sales in said county within the legal hours of sale, to the highest bidder on the first Wednesday in July 2023, July 5, 2023, all property described in said securi-

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 and 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

and plat of Breckinridge Station, filed for record on March 5, 2004 and recorded at Plat Book 102, Pages 81-82, and re-vised at Plat Book 105, Pages 90-91, recorded on

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 which is incorporated herein and made a part herein driu in the hereof.
The property is also known as 345 Forest Valley Road, Lawrenceville, Georgia 30045, according to the current numbering system in Gwinnett

system in Gwinett County. Said legal description being controlling, however, the Property is more commonly known as: 345 Forest Valley Rd, Lawrenceville, GA 30046 Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which

affect the fiftle: 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 loan with the holder of the Security Deed. Mid-First Bank, through its division Midland Mortagge is the entity with supporting the security to the security. 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 Mortgage 
address is 999 N.W. 
Grand Blvd., Oklahoma 
City, OK 73118. MidFirst 
Bank, through its division Midland Mortgage 
may be contacted by Bank, Through Its division Midland Mortgage may be contacted by relephone 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 Jerry Glenn Lindsey and Sandra D. Lindsey and The Representative of Jerry Glenn Lindsey, Administrator of Estate of Jerry Glenn Lindsey and The Representative of Estate of Sandra D. Lindsey, or tenant(s). MidFirst Bank, as Transferee, Assignee, and Secured Creditor As attorney-in-fact for the aforesaid Grantor CB Legal, LLC

CB Legal, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connec-5565 Glenridge Connec-tor, Suite 350 Atlanta, GA 30342 (770) 392-0041 222-6864 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.

Foreclosures

Foreclosures

August 26, 2004, Gwinnett

9075

6/7,14,21,28,2023 GDP2242

August 26, 2004, Gwinnett County, Georgia records, reference to said plat of survey and the record thereof being hereby made for a more complete legal description. Said legal description being controlling, however, the Property is more commonly known as: 1956 Executive Drive, Duluth, 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 sole 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. Ilens. GDP2242
gpn11
Notice of Sale Under
Power
Georgia, Gwinnett
County
Under and by virtue of
the Power of Sale contained in a Deed to Secure Debt given by
Cheryl Byer to Mortgage
Electronic Registration
Systems, Inc. ("MERS")
as nominee for Opteum
Financial Services, LLC,
dated August 31, 2006,
and recorded in Deed
Book 46985, Page 414,
Gwinnett County, Georgia records, as last
transferred to Wilmington Trust, NA, successor
trustee to Citibank, N.A.,
as Trustee, for the benefit of registered holders
of Structured Asset Mortgage Pass-Through Certificates, Series 2007-AR1
by Assignment recorded
in Deed Book 50774, Page
772, Gwinnett County,
Georgia records, conveyclosed by an accurate survey and inspection of the property; any assessments, liens, encumbrances, restrictions, and all other matters of record superior to the said Security Deed. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. State Home Mortgage, as loan servicer is the entity with full authority to negotiate, amend and security Deed. State Home Mortgage, as loan servicer is the entity with full authority to negotiate, amend amodify the terms of the Note and Security Deed. State Home Mortgages 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 property is believed to be Valerie J. Thompson aka Valerie Jordan Thompson EI, or tenant (s).

Georgia Housing and Figure 19 or the party of the Note and Security and Valerie Jordan Australia (s). by Assignment recorded in Deed Book 50714, Page 772, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$212,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on the first Wednesday in July, 2023, to wit: July 5, 2023, the following described property:
All that tract or parcel of land lying and being in Land Lot 121 of the 7th District, Gwinnett County, Georgia, being Lot 74, Rlock & Charleston Pow

District, Gwinnett County, Georgia, being Lot 74, 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 The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in

same and an experises of this sale, as provided in the Deed to Secure Debt and by law, including aftorneys fees (notice of intent to collect attorneys fees having been given). Said property is commonly known a 2650 Gadsen Walk, Duluth, GA 30097, together with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Cheryl Byer or tenant or tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, iens, encumbrances, cosements, restrictions, covenants, etc.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) O.C.G.A. Section 9-172.1; and (3) final confirmation and audit of the stauts of the loan with the holder of the security deader.

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

terms of the mortgage with the debtor is: Select Portfolio Servic-Select Formion Servicing, Inc.
Attention: Loss Mitigation Department
3217 S. Decker Lake
Drive
Salt Lake City, Utah
84119

1-888-818-6032 The foregoing notwith-standing, nothing in OC.G.A. Section 44-14-

standing, nothing in OC.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend or modify the terms of the Deed to Secure Debt described herein.

This sale is conducted on behalf of the secured creditor under the power of sale granted in the deforementioned security instrument, specifically being instrunent, open-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

Structured Asset Mortgage Investments II
Trust 2007-ARI, Mortgage Pass-Through Certificates, Series 2007-ARI
as attorney in fact for
Cheryl Byer
Richard B. Maner, P.C.
180 Interstate N Parkway, Suite 200
Atlanta, GA 30339
404.252.6385
THIS LAW FIRM IS 404.252.6385
THIS LAW FIRM IS
ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY
INFORMATION OB-TAINED WILL BE USED FOR THAT PURPOSE. FC23-016

6:7,14,21,28,2023 GDP2246

GDP2246
gpn11
NOTICE OF SALE UNDER POWER CONTAINED IN SECURITY DEED
STATE OF GEORGIA, COUNTY OF Gwinnett
Pursuant to a power of sale contained in a certain security deed executed by Adelaida Canales, hereinafter referred to as Grantor, to First National Bank of America recorded in Deed Book 59935, beginning at page 254, of the 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 aftorney-incert fore the aforesaid und the related note, the undersigned attorney-infact for the aforesaid Grantor (which attorney-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, for cash, to the highest bidder on the

9075 Foreclosures first Wednesday in July

first Wednesday in July 2023, all property described in said security deed including but not limited to the following described property:
All that tract or parcel of land lying and being in Land Lot 294, 6th District, Gwinnett County, Georgia, being Lot 5, Block B, Frank Mattison Subdivision, as per plat recorded at Plat Book 19, Page 74-B, Gwinnett County, Georgia, which plat is in-

recorded at Plat Book 19, Page 74-B, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a part of this description. Said legal description being controlling, however, the Property is more commonly known as: 3888 Abbatts Bridge Rd, Duluth, GA 30096 Said property will be sold on an as-is basis without any representation, warranty or recourse against he above-named or the undersigned. The sale will be subject to the following items which may diffect the title: any outstanding ad valorem taxes (including taxes which rer 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. Ilens. encumclosed by an accurate survey and inspection of the property; any assessments, liens, encumbrances, zoning ordinances, restrictions, and all other matters of record superior to the said Security Deed. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. First National Bank of America is the entity with authority to negotiate, amend and modify the terms of the Note and Security Deed. First National Bank of America saddress is 241 East Saginaw, East Lansing, MI 48934 tional Bank of Americas address is 241 East Saginaw, 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 Canales aka Adelia Canales aka Adelia Canales aka Adelia Perdomo, or tenant(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 Connector, Suite 350
Aflanta, GA 30342
(770) 392-0041
23-7120
THIS LAW FIRM MAY

(770) 392-0041
23-7120
THIS LAW FIRM MAY
BE HELD TO BE ACTING
AS A DEBT COLLECTOR, UNDER FEDERAL LAW. INFORMA

AL LAW.
IF SO, ANY INFORMATION OBTAINED WILL
BE USED FOR THAT
PURPOSE.
6/7,14,21,28,2023 GPP263

GPP263

GPP263

GPP263

SPNILE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF GWINNETT Under and by virtue of the power of sale contained with that certain Security Deed dated November 2, 2018, from Israel García Colon to Mortgage Electronic Registration Systems, 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, assigned, transferred and conveyed to Fairway Independent Mortgage Corporation by Assignment and said Security Deed having been given to secure a note dated November 2, 2018, in the amount of \$165,000.0 and said Note being in GDP2263 amount of \$165,000.00, and said Note being in and said Note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Gwinnett Country, Georgia, on August 1, 2023 the follownett County, Georgia, on August 1, 2023 the following described real property (hereinafter referred to as the "Property"): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN PUCKETTS G.M. D 1397, ALSO BEING IN LAND DISTRICT, GWINNETT COUNTY, GEORGIA, CONTAINING 1.00 ACRES OF LAND, AS PER SURVEY FOR JERALD C. MORGAN, SR., DATED MARCH 28, PACE ORDED IN PLAT BOOK J, PAGE 155-B, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART INCORPORT OF THE PROPERTY OF TH WHICH PLAT IS INCORPORATED HEREIN
AND MADE A PART
HEREOF BY REFERENCE. 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 remaining is in default and
this sale will be made for
the purposes of paying

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 best of the undersigned's knowledge, the person(s) in possession of the property is Israel Garcia Colon. The property, being commonly known as 2819 GDP2280
gpn11
NOTICE OF SALE
UNDER POWER
UNDER POWER
Under and by virtue of
the Power of Sale contained in that certain
Deed to Secure Debt, Assignment of Rents and
Security Agreement dated July 9, 2021, given by
Mattiace Buford Development Company II, LLC
(hereinafter, Grantor) to
CL-E CIB Loan Company, LLC, as recorded on
July 9, 2021 in Deed Book
58938, Page 00691, Superior Court of Gwinnett
County, Georgia records,
s madified by that certain Modification of Deed GDP2280 pussession in the property is Israel Garcia Colon. The property, being commonly known as 2819 Thompson Mill Rd, Buford, GA, 30519 in Gwinnett County, will be sold as the property of Israel Garcia Colon, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection 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: 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 44-1462.2 shall require the secured creditor to negotiate, amend or modify all features of the mortgage. County, Georgia records, as modified by that certain Modification of Deed to Secure Debt, Assignment of Rents and Security Agreement by and between Mattiace Buford Development Company, LLC dated July 13, 2022, and recorded on July 26, 2022 in Deed Book 60102, Page 00454, Superior Court of Gwinnett County, Georgia records (hereinafter the Security Deed), with said Security Deed having been given to secure that certain Promissory Note dated July 9, 2021, made by Grantor in favor of CL-E CIB Loan Company, LLC in the original principal amount of Five Million Five Hundred Thousand and 00100 Dolars (\$5,500,000.00) with interest thereon as provided therein, with said Note being modified by that certain Amended and Restated Promissory Note dated June 1, 2022, which increased the principal amount of the Note of Five Million Seven 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-der U.S. Bankruptcy der U.S. Bankruptcy code and (2) to final con-firmation and audit of the status of the loar with the holder of the Se loan which increased the principal amount of the Note to Five Million Seven Hundred Seventy-Six Thousand Two Hundred Eighty-Two and 59/100 Dollars (\$5,776,282.59) (hereinafter, the Note), as further modified by that certain Second Loan Modification Agreement

curity Deed. Albertelli Law Attorney for Fair-

Law Attorney for Fairway Independent Mort-gage Corporation as At-

torney in Fact for Israel Garcia Colon 100 Galleria Parkway, Suite 960 At-lanta, GA 30339 Phone: (770) 373-4242 By: Rohan

9075 Foreclosures Rupani For the Firm THIS FIRM IS ACTING AS A DEBT COLLEC-TOR ATTEMPTING TO IUR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. - 23-005632 A-4786675 9075

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

NOTICE OF
FORECLOSURE SALE
UNDER POWER
GWINNETT COUNTY,
GEORGIA
THIS IS AN ATTEMPT
TO COLLECT A DEBT.
ANY
INFORMATION
OBTAINED WILL BE
USED FOR THAT PURPOSE.
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Annie S. Harris
to Mortgage Electronic
Registration Systems,
Inc., as nominee for
Countrywide Home
Loans, Inc., dated May
30, 2006, and recorded in
Deed Book 46664, Page
589, Gwinnett County,
Georgia Records, as
modified by Vanessa Ann
Speed, in a Modification
Agreement
September 24, 2021, and
sol sals transferred to
U.S. Bank Trust National
Association, as Trustee
of the Cobana Series IV
Trust by assignment
recorded in Deed Book
57301, Page 244 in the Office of the Clerk of Superior Court of Gwinnett
County,
Georgia, Winnet
County,
Georgia, Winnet
County,
Georgia and 00/100
(\$176,400.00), with interest thereon as set forth
therein, there will be
sold at public outcry to
the highest bidder for
cosh before the courthouse door of Gwinnett
County, Georgia, within
the legal hours of sale on
July 5, 2023, the following
described property:
ALL THAT TRACT OR
PARCEL OF LAND LYING AND BEING IN
NETT COUNTY, GEORGIA, BEING LOT 38,
BLOCK C, OF SINGLEY
SPRINGS
SUBDIVISION UNIT TWO, AS
PER PLAT RECORDED
IN PLAT BOOK
AS
PER PLAT RECORDED
IN PLAT BOOK
AS
PER PLAT RECORDED
IN PLAT BOOK
AS
PROPERTY
KNOWN AS 810 DEER
ONKS DRIVE, ACCORDING TO THE PRESENT
SYSTOM BEING IMRECORDS, REFERENCE TO WHICH PLAT
SYSTOM BEING IMSECURITY Deed has been
and is hereby declared
due because of, among
other possible events of
default, failure to pay the
indebtedness as and
whenner gover sevents of
default, this sale will be
made for the purpose of
In Security Deed
IN PROPERTY
NEW ON THE PRESENT
SYSTOM ON THE PRESENT
SYSTOM ON THE PRESENT

ALONG A CURVE TO THE LEFT FOR AN ARC LENGTH OF 73.47 FEET, HAVING A RADIUS OF 7288.97 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 45 DEGREES 31 MINUTES 04 SECONDS FEET FOR A DISTANCE OF 33.47 FEET ALONG SAID PROPOSED RIGHT-OF-WAY TO A PK NAIL BEING THE TRUE POINT OF BEGINNING; THENCE ALONG A CURVE TO THE LEFT FOR AN ARC LENGTH OF 41.58 FEET TO A POINT OF BEGINNING; THENCE ALONG A CURVE TO THE LEFT FOR AN ARC LENGTH OF 41.58 FEET TO A POINT; THENCE NORTH 30 DEGREES 37 MINUTES 22 SECONDS WEST, FOR A DISTANCE OF 593.38 FEET TO A POINT; THENCE NORTH 30 DEGREES 37 MINUTES 34 SECONDS WEST A DISTANCE OF 593.38 FEET TO A POINT; THENCE NORTH 59 DEGREES 33 MINUTES 40 SECONDS EAST A DISTANCE OF 593.38 FEET TO A 1" OPEN TOP PIPE FOUND; THENCE NORTH 59 DEGREES 33 MINUTES 40 SECONDS EAST A DISTANCE OF 593.38 FEET TO A 1" OPEN TOP PIPE FOUND; THENCE NORTH 59 DEGREES 33 MINUTES 40 SECONDS EAST A DISTANCE OF 593.38 FEET TO A 1" OPEN TOP PIPE FOUND; THENCE NORTH 59 DEGREES 35 MINUTES 40 SECONDS EAST A DISTANCE OF 75.32 FEET TO A 12" REBAR FOUND; THENCE SOUTH 42 DEGREES 05 MINUTES 40 SECONDS EAST A DISTANCE OF 75.50 FEET TO A POINT SECONDS EAST A DISTANCE OF 75.50 FEET TO A POINT SECONDS EAST A DISTANCE OF 75.50 FEET TO A POINT SECONDS EAST A DISTANCE OF 75.50 FEET TO A POINT SECONDS EAST A DISTANCE OF 75.50 FEET TO A POINT SECONDS EAST A DISTANCE OF 75.50 FEET TO A POINT SECONDS EAST A DISTANCE OF 75.50 FEET TO A POINT SECONDS EAST A DISTANCE OF 75.50 FEET TO A POINT SECONDS EAST A DISTANCE OF 75.50 FEET TO A POINT SECONDS EAST A DISTANCE OF 75.50 FEET TO A POINT SECONDS EAST A DISTANCE OF 75.50 FEET TO A POINT SECONDS EAST A DISTANCE OF 75.50 FEET TO A POINT SECONDS EAST A DISTANCE OF 75.50 FEET TO A POINT SECONDS EAST A DISTANCE OF 75.50 FEET TO A POINT SECONDS EAST A DISTANCE OF 75.50 FEET TO A POINT SECONDS EAST A DISTANCE OF 75.50 FEET TO A POINT SECONDS EAST A DISTANCE OF 75.50 FEET TO A POINT SECONDS EAST A DISTANCE OF 75.50 FEET TO A POINT SECONDS EAST A DISTANCE OF 75.50 FEET TO A POINT SECONDS EAST A DISTANCE OF 75.

sure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate TÂNCE 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 255.50 FEET, BEING 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 Security Deed first set

233.50 FEET, BEING SUBTENDED BY A CHORD SUBLENDED BY A
CHORD
BEARING SOUTH 25
DEGREES 49 MINUTES
56 SECONDS EAST,
FOR A DISTANCE OF
143.10 FEET TO A PK
NAIL FOUND;
THENCE SOUTH 59 DEGREES 32 MINUTES 57
SECONDS WEST A DISTANCE OF 222.12 FEET
TO A PK NAIL FOUND;
THENCE NORTH 30 DEGREES 27 MINUTES 03
SECONDS WEST A DISTANCE OF 65.43 FEET
TO A PK NAIL FOUND;
THENCE SOUTH 59 DEGREES 32 MINUTES 57
SECONDS WEST A DISTANCE OF 65.43 FEET
TO A PK NAIL FOUND;
THENCE SOUTH 59 DEGREES 32 MINUTES 57
SECONDS WEST A DISTANCE OF 35.50 FEET
TO A POINT;
THENCE NORTH 30 DEGREES 27 MINUTES 03
SECONDS WEST A DISTANCE OF 5.00 FEET
TO A POINT;
THENCE SOUTH 59 DEGREES 32 MINUTES 03
SECONDS WEST A DISTANCE OF 5.00 FEET
TO AP OINT;
THENCE SOUTH 59 DEGREES 32 MINUTES 03
SECONDS WEST A DISTANCE OF 347.50 FEET
TO AN IRON PIN SET;
THENCE SOUTH 30 DEGREES 27 MINUTES 03
SECONDS WEST A DISTANCE OF
347.50 FEET TO A PK
NAIL FOUND, SAID PK
NAIL FOUND, SAID PK
NAIL BEING THE
TRUE POINT OF BEGINNING. REARING SOUTH 25 out above.

To the best knowledge and belief of the undersigned, the party in possession of the property is Annie S. Harris; Estate of Annie S. Harris; Vanessa Ann Speed; Robert Clinton Speed, Tr.; or tenant(s); and said property is more commonly known as 810 Deer Oaks Dr., Lawrenceville, GA 30044-5928. out above.

5928. The sale will be conducted subject (1) to confir-mation that the sale is mation 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. 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 Clearwater, FL 33764 Phone: (727) 474-9603 eservice@quinnlegal.com By: /s/ Erin M. Rose Quinn Erin M. Rose Quinn,

Georgia Bar Number 547833 6/7 14 21 28 2023

NAIL FOUND, SAID PK
NAIL BEING THE
TRUE POINT OF BEGINNING.
THE ABOVE DESCRIBED TRACT CONTAINS AN AREA OF
4.795 ACRES.
Commonly known as:
3740 Buford prive, Buford, Georgia 30519
Together with all fixtures and personal property attached to and constituting a part of said
Property as referred to
in the Security Deed and
any exhibits thereto.

any exhibits thereto.

Being improved property known as 3740 Buford Drive, Buford, Georgia Drive, Butord, Georgia 30519. The debt secured by the above Security Deed has been and is hereby de-clared due because of, among other possible events of defaults, fail-ure to pay the indebted-ness as and when due in ness as and when due in the manner provided in the Note and Security Deed. The debt described herein remaining in default, this sale will be made for the purpose of paying said debt and all expenses of this sale, as provided in the Security Deed and by law, including reasonable attorneys fees, as provided for therein. The above-described for therein.

The above-described Property will be sold subject to outstanding advalorem taxes (including taxes which are a lien but not yet due and payable), matters which might be disclosed by an accurate survey and inspection of the property, assessments, liens, encumbrances, zoning ordi-

cumbrances, zoning ordi-nances, restrictions,

covenants, and any mat-

covenants, and any mat-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.

of the Property. The entity that has full

authority to negotiate, amend, and modify all terms of the Note and Se-curity Deed is: CL-E CIB

by and between Grantor and CL-E CIB Loan Company, LLC dated October 28, 2022, and as further modified by that certain Third Loan Modification Agreement by and between Grantor and CL-E CIB Loan Company, LLC dated February 7, 2023. There will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Gwin-Loan Company, LLC, c/o
Envoy Net Lease Partners, Attn: Eric Spokas,
1363 Shermer Road, Suite
309, Northbrook, Illinois
60062, telephone number:
(847) 239-6966.
The sale will be conducted subject to (1) confirmation that the sale is
not prohibited under the
U.S. Bankruptcy Code;
and (2) final confirmation and audit of the status of the loan by the
holder of the Security
Deed. Ger for cosh before in Courthnouse door at Gwinnett Country, Georgia within the legal hours of sale on Wednesday, July 5, 2023, the following described property (here-inoffer, the Property): ALL THAT TRACT OR PARCEL OF LAND LY 100 ALL THAT TRACT OR PARCEL OF LAND LY 100 ALL THAT TRACT OR PARCEL OF LAND LY 100 ALL THAT TRACT OR PARCEL OF LAND LY 100 ALL THAT TRACT OR PARCEL OF LAND LY 100 ALL THAT TRACT OR GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT A CONTROL OF THE MONTH THE SOUTHERN MOTHER DOTATION OF THE MORTHWESTER LY RIGHT-OF-WAY OF PLUNKETT ROAD (VARIABLE R.W.) AND THE SOUTHWESTER-LY RIGHT-OF-WAY OF GEORGIA HIGHWAY 20 (A.K.A. BUFORD DRIVE) (VARIABLE R.W.) AND THE SOUTHWESTER-LY RIGHT-OF-WAY OF PLUNKETT ROAD MITER TO A POINT; THENCE SOUTH 70 DEGREES 49 MINUTES 06 SECONDS WEST A DISTANCE OF 135.70 FEET ALONG THE PROPOSED RIGHT-OF WAY OF PLUNKETT ROAD TO A POINT; THENCE SOUTH 70 DEGREES 49 MINUTES 06 SECONDS WEST A DISTANCE OF 156.73 FEET ALONG THE PROPOSED RIGHT-OF WAY OF PLUNKETT ROAD TO A POINT; THENCE SOUTH 70 DEGREES 49 MINUTES 06 SECONDS WEST A DISTANCE OF 156.73 FEET ALONG SAID PROPOSED RIGHT-OF-WAY TO A POINT; THENCE SOUTH 75 DEGREES 49 MINUTES 06 SECONDS WEST A DISTANCE OF 156.73 FEET ALONG SAID PROPOSED RIGHT-OF-WAY TO A POINT; THENCE SOUTH 75 DEGREES 49 MINUTES 06 SECONDS WEST A DISTANCE OF 121.16 FEET ALONG SAID PROPOSED RIGHT-OF-WAY TO A POINT; THENCE ALONG SAID

9075

Foreclosures

Foreclosures

holder of the Security Deed.
CL-E CIB Loan Company, LLC, as Agent and Attorney in Fact for Mattiace Buford Development Company II, LLC Patrick M. Sneed, Esq. Davis, Pickren, Seydel & Sneed, LLP 285 Peachtree Center Avenue NE 2300 Marquis Two Tower 2300 Marquis Two Tower Atlanta, Georgia 30303 Telephone: (404) 588-0505 Facsimile: (404) 582-8823 psneed@dpsslegal.com 6/7 14 21 28 2023

GDP2287 gpn11 Notice of Sale Under 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

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 offer-de-BOOK NO. 48880 and Page No. 612, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$239,134.00, with interest at the rate specified therein, as last assigned to Carrington Mortgage Services, LLC by assignment that is or to be recorded in the Gwinnett County, Georgia Records, there will be sold by the undersigned at public outcry to the highest bidder for cash at the Gwinnett County Courthouse within the legal hours of sale on the first Tuesday in August, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 92 & 93 of the 7th District of Gwinnet County, Georgia being Lot 44, Block A, Unit 2 of the Turnberry Estates Subdivision as shown at Plat Book 111, Page 286, and as amended, Gwinnet County, Georgia records. Said property is known as 1378 Jameson Lane, Lawrenceville, Gornal Froyer 1 and Froy

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 due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Carrington Mortgage Services, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the endorsed Note and is me current assignee of the Security Deed to the property. Carrington Mortgage Services, LLC is the entity with the full authority to negotiate, amend, and modify all terms of the loan.

Pursuant to O.C.G.A. §44-14-162.2, Carrington Pursuant to U.C.G.A. Syall-41-162.2, Carrington Mortgage Services, LLC may be contacted at: 1-800-790-9502 or by writing to 1600 South Douglass Road, Suite 110 and 200-A, Anaheim, CA 92806-5951. 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-

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 S. Onasanya or tenant/tenants. Said 30043 is/are: Olatokunbo
S. Onasanya or
tenant/tenants. Said
property will be sold subiect 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,

encumbrances, zoning ordinances, easements, restrictions, covenants, etc.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the state of the loan with the

tus of the loan with the holder of the security deed.
Pursuant to O.C.G.A. §913-172.1, which allows for certain procedures regarding the rescission of iudicial and noniudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of confirmation and audit of the status of the loan as provided in the preceding

provided in the preceding paragraph.
Funds used at sale shall be in certified funds and payable to Bell Carrington Price & Gregg, LLC.
Carrington Mortgage Services, LLC as Attorney in Fact for Olatokunbos. Onasanya.
Any information obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2nd Floor, Columbia, SC 29201 (803)-5078. File: 23-5825
6:14,21,28;7:5,12,19,26, 2023
GDP2288

GDP2288

GDP2288
gpn11
Notice of Sale Under
Power
State of Georgia, County
of Gwinnett
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Brittany Arasha
Chapman to Mortgage
Electronic Registration
Systems, Inc., as nominee for Carrington Mortgage
Services, LLC (the
Secured Creditor), dated
February 26, 2020, and
Recorded on March 12,
2020 as Book No. 57318
and Page No. 879, Gwinnett County, Georgia
records, conveying the records, conveying the after-described property after-described property to secure a Note of even date in the original principal amount of \$342,000.00, with interest at the rate specified therein, as last assigned to Bank United, N.A. by assignment that is or to be recorded in the Gwin-nett County Georgia be recorded in the Gwin-nett County, Georgia Records, there will be sold by the undersigned of public outcry to the highest bidder for cost of the Gwinnett County Courthouse within the le-gal hours of sale on the first Tuesday in August,