Foreclosures

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Foreclosures

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2023, the following described property:
All that tract or parcel of land lying and being in Land Lot 169 of the 5th District, Gwinnett County Co in 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

Foreclosures

rated herein by reference and made a part of this description Tax ID: RS169 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 when due and in the manner provided in the mote 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 peen given). Bank United, N.A. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Carrington Mortgage Services, LLC is the entity with the full authority to negotife, amend, and modify all terms of the loan. Pursuant to O.C.G.A. §44-142.2, Carrington Mortgage Services, LC may be contacted at: 1-

Harding to U.C.G.A. s44-14-162.2, Carrington Mortgage Services, LLC may be contacted at: 1-800-790-9502 or by writing to 1600 South Douglass Road, Suite 110 and 200-A, Anaheim, CA 92806-5951. Please note that, pursuant to O.C.G.A. §44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge To the best knowledge and belief of the under-signed, the party/parties in possession of the sub-iect property known as In possession of the sub-ject property known as 179 STARGRASS WAY, GRAYSON, GA 30017 is/are: Brittany Arasha Chapman and Cecil Alphonso Reeves and Bridgette Reeves or ten-ant/fenants. Said proper-ty will be sold subject to (a) any cutstanding ad a) any outstanding advalorem taxes (including 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 matters of record superi-or to the Security Deed first set out above, in-cluding, but not limited to, assessments, liens, encumbrances, zoning

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

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

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.
Funds used at sale shall be in certified funds and payable to Bell Carrington Price & Greeg, LLC.
Bank United, N.A. as Attorney in Fact for Britany Arasha Chapman.
Any information obtained on this matter may be Any information obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File: 23-53826

6:14,21,28;7:5,12,19,26, GDP2306
gpn11
STATE OF GEORGIA
COUNTY OF GWINNETT NOTICE OF
SALE UNDER POWER
Pursuant to the Order of
the Superior Court of
Gwinnett County in Case
22-A-04172-9 in fovor of
Surendrah Shah and
Ramesh Amin, which
debt is memorialized by
Fifa recorded at Gwinnett Lien Book 05203
Page 00072. The undersigned will sell at public
outcry to the highest bidder in cash, before the
Courthouse door in said
County, or at such other GDP2306 Country, or at such other place as lawfully designated, within the legal hours of sale, on July 05, 2023, the property in said FiFa and described as follows: ALL THAT FiFa and described as follows: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 91 AND 92, 6TH DISTRICT, HAMPTON LAKES SUBDIVISION PHASE II, BLOCK A, LOT 77, AS RECORDED IN PLAT BOOK 80, PAGE 241 GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY INCORPORATED HEREIN AND MADE APART HEREOF. Said property being known as: 1041 BAY POINTE WAY, LILBURN, GA 30047. To the best of the undersigneds knowledge, 30047. To the best of the undersigneds knowledge, the party or parties in possession of said property is/are KARIM ROY AND MINAZ ROY or tenant(s). The debt secured by said COURT ORDER has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness events of default, failure to pay the indebtedness as provided for in the consent judgment in said case, subsequent FiFa and Order approving Sale. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including aftorneys fees (notice of intent to collect attorneys fees havcluding attorneys tees (notice of intent to collect attorneys fees having been given). Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Said sale will be conducted subject to the following: (1) confirmation that the subject to the following:
(1) confirmation that the sale is not prohibited under the U.S. Bankruptc, Code; and (2) final confirmation 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 authority to negotiate comend, and modify all terms of the mortgage is so follows: Kerry Hand,

as follows: Kerry Hand, Hand in Hand Law, LLC, 4411 Suwanee Dam Road, Suite 820, Suwanee, GA 30024. Note that pur-suant to O.C.G.A. § 44-14-

162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the debt. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

6/7/14/21/28/2023 162.2, the above individu 6/7 14 21 28 2023

Foreclosures

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GDP2307
gpn11

NOTICE 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 July 15, 1994,
from Bernard L. Bearry,
Jr. and Katheryn M. GDP2307 Deed dated July 15, 1994, from Bernard L. Bearry, Jr. and Katheryn M. Maxwell to American National Financial, Inc., recorded on July 26, 1994 in Deed Book 10529 at Page 0312 Gwinnett County, Georgia records, having been last sold, assigned, transferred and conveyed to Nationstar Mortgage LLC by Assignment and said Security Deed having been given to secure a note dated July 15, 1994, in the amount of \$87,883.00, and will sell at public outcry during the legal hours of sale before the door of the courthouse of Gwinnett County, Georgia, on August 1, 2023 the following described real property. nett 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 LAND LOT 134 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING KNOW AS LOT 3, BLOCK C, ROCK SPRINGS, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 38, PACE 18, GWINNETT COUNTY, RECORDS, WHICH PLAT IS HEREBY INCORPORATED HEREIN BY REFERENCE. The debt secured by the Security Deed and evidenced by the Note and is hereby, declared due and poyable been, and is hereby, de-clared due and payable because of, among other possible events of de-fault, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given to specificate and the security of the same and the same that the security of the same that th

rees. 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 are Bernard L. Bearry, Jr. and Katheryn M. Maxwell. The property, being commonly known as 2450 Mitchell Rd, Lawrenceville, GA, 30043 in Gwinnett County, will be sold as the property of Bernard L. Bearry, Jr. and Katheryn M. Maxwell, 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

tle 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: Nationstar Mortgage LLC d/b/a Mr. Cooper, 8750 Cypress Waters Blvd, Coppell, TX 75019, 888-480-2432. The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instru-

itor to negotiate, amend or modify the terms of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. Albertelli curity Deed. Albertelli Law Attorney for Nation-Law Afforney for Nation-star Mortgage LLC as Attorney in Fact for Bernard L. Bearry, Jr. and Katheryn M. Maxwell 100 Galleria Parkway, Suite 960 At-lanta, GA 30339 Phone: (770) 373-4242 By: Rohan

(770) 373-4242 By: Rohan Rupani For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 23-004614 A-4787019

6:28;7:5,12,19,26,2023 GDP2321

GDP2321
gpn11
STATE OF GEORGIA
COUNTY OF
GWINNETT
NOTICE OF SALE
UNDER POWER
Because of a default under the terms of the Security Deed executed by
Monique Nevarez to
Bank of America, N.A.
dated December 15, 2006,
and recorded in Deed and recorded in Deed Book 47411, Page 01811, Book 47411, Page 01811, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for Legacy Mortgage Asset Trust 2021-GS3, securing a Note in the origset Trust 2021-GS3, se-curing a Note in the orig-inal principal amount of \$184,990.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said in-debtedness due and payable and, pursuant to the power of sale condebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, August 1, 2023, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 321 OF THE LYING AND BEING WINNETT COUNTY, GEORGIA, AND BEING LOT 33, BLOCK A, ROSEBUD PARK SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 115, PAGES 190-192, GWINNETT COUNTY, GEORGIA, RECORDS, WHICH RECORDS, PLAT IS GEORGIA
RECORDS, WHICH
RECORDED PLAT IS
INCORPORATED
HEREIN BY REFERENCE FOR A MORE
COMPLETE DESCRIPTION OF SAID PROPERTY
Sold accord RECORDS, RECORDED

Said property is known as 3568 Rosebud Park Ct, Snellville, GA 30039, to-gether with all fixtures

tached to and constitut-ing a part of said property, if any. Said property will be sold

subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, whether or not now due and payable),

and personal property

the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.

Foreclosures

9075

tributed as provided by law.

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 secured creditor. The property is or may be in the possession of Monique Nevarez, successor in interest or tenant(s).

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for Legacy Mortgage As-

solely as owner trustee for Legacy Mortgage Asset Trust 2021-GS3 as Attorney-in-Fact for Monique Nevarez File no. 23-080567 LOGS LEGAL GROUP LLP\*
Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA 30346 (770) 220-Atlanta, GA 30346
(770) 2202535/\*\*\*CF\_REFERENCE\_INITIALS\*\*\*
https://www.logs.com/
\*THE LAW FIRM IS
ACTING AS A DEBT
COLLECTOR. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.

6: 28:7:5,12,19,26,2023

GDP2386

MOTICE OF SALE
UNDER POWER
GEORGIA, GWINNETT
COUNTY 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 ELECTRONIC REGISTRATION SYSTEMS INC. AS
GRANTEE, AS NOMINEE FOR UNITED
WHOLESALE MORTGAGE, dated March 28,
2019, recorded April 11,
2019, in Deed Book 56521,
Page 00029, Gwinnett
County, Georgia
Records, said Security
Deed having been given
to secure a Note of even
date in the original principal amount of Three
Hundred Nineteen Thousand and 00/100 dollars
(\$319,000.00), with interest thereon as provided
for therein, said Security
Deed having been last
sold, assigned and transferred to UNITED
WHOLESALE MORTGAGE, LLC, there will
be sold at public outcry
to the highest bidder for
cosh at the Gwinnett
County Courthouse, within the legal hours of sale
on the first Wednesday in
July, 2023, all property
described in said Securit in the legal nours 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 LY-ING AND BEING IN LAND LOT 178 OF THE 7TH DISTRICT OF GWINNETT COUNTY, BLOCK B OF THE VILLAGE AT IVY CREEK, UNIT 1, PHASE 2, AS PER PLAT RECORDED IN PLAT BOOK 141, PAGE 244, ET. SEQ., GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN WHICH PLAT IS INCOR-PORATED HEREIN AND MADE A PART HEREOF BY REFER-ENCE. BEING PARCEL NO: R7178 973 Said legal description be-

NO: K/1/8 y/3
Said legal description being controlling, however
the property is more
commonly known as 3497
IVY BIRCH WAY, BUFORD, GA 30519.
The indebtedness scured by said Security
Deed has been and is
hereby declared due because of default under
the terms of said Security
Deed. The indebtedness remaining in
default, this sale will be
made for the purpose of
paying the same, all expenses of the sale, including attorneys fees
(notice to collect same
having been given) and
all other payments provided for under the
terms of the Security
Deed.

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 may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of side of the property of the property of the property; all second or the property; all contains or the property; all contains or the property of the pr

cumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is HYUN HO YOON, NARAE KIM, or tenants(s).

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

The entity having full authority to negotite at

thority to negotiate amend or modify al terms of the loan (alterms of the loan (at though not required by law to do so) is: Nation-star Mortgage LLC, Loss Mitigation Dept., 8950 Cypress Waters Blvd, Coppell, TX 75019, Tele-phone Number: 888-480-2432(833-685-8589, Nothing in O.C.G.A. Section 44-14-162.2 shall be construed 162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. UNITED WHOLESALE MORTGAGE, LLC as Attorney in Fact for HYUN HO YOON, NARAE KIM THE BELOW LAW FIRM MAY BE HELD THE BELOW LAW
FIRM MAY BE HELD
TO BE ACTING AS A
DEBT COLLECTOR,

DEBT COLLECTOR,
UNDER FEDERAL
LAW. IF SO, ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.
Attorney Contact: Rubin
Lublin, LLC, 3145 Avalon
Ridge Place, Suite 100,
Peachtree Corners, GA
30071 30071

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

GDP2428

Foreclosures

9075

gpn11
NOTICE OF SALE
UNDER POWER
GEORGIA, GWINNETT
COUNTY
By virtue of a Power of
Sale contained in that
certain Security Deed
dated June 16, 2020, filed
and recorded on June 17,
2020 in Deed Book 57581,
page 00698, Gwinnett
County, Georgia records
(as amended, modified
or revised from time to
time, the Security Deed)
from Lowrence W. Jones
to Citizens Bank (Citizens), said Security Deed
having been given to secure that certain Promissory Note dated June 16,
2020 in the original principal amount of FOUR
HUNDRED AND TEN
THOUSAND AND 710
DOLLARS (as amended,
modified or revised from
time to time, the (Note),
with interest thereon as
provided for therein,
there will be sold at public outcry to the highest
bidder for cash before
the courthouse door of
GWINNETT COUNTY,
Georgia, within the legal
hours for sale on the first
Wednesday in July, 2023
(Tuesday, July 4th being
a haliday) (the Sale), all
property described in
said Security Deed, including, but not limited
to, declarants rights, if
any, and, without limitation, the following described property (or so
much thereof as has not,
as of said first Wednesday, been previously released from the lien of
the Security Deed by
duly executed
are developed in
recorded instrument):
ALL THAT TRACT OR
JAND BEING IN
LAND LOT 7 OF THE
3RD DISTRICT, GWINNETT COUNTY, GEOR
GIA, BEING LOT 44,
BLOCK B, FLOWERY
BRANCH CROSSING,
UNIT I, AS PER PLAT
BEING INCORPORATEER LEE IN BLOT
ARE CORDED IN PLAT
BOOK 109, PAGES 22-24,
gWINNETT COUNTY
RECORDS, SAID PLAT
BEING INCORPORATEER LEE IN BLOT
ARE CORDED
THE SAID PLAT
BOOK 109, PAGES 22-24,
gWINNETT COUNTY
RECORDS, SAID PLAT
BEING INCORPORATEER LEE IN BY
STORGED IN PLAT
BOOK 109, PAGES 22-24,
gWINNETT COUNTY
RECORDS, SAID PLAT
BOOK 109, PAGES 22-24,
gWINNETT COUNTY
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BOOK 109, PAGES 22-24,
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BOOK 109, PAGES 22-24,
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RECORDS, SAID PLAT
BOOK 109, PAGES 22-24,
gWINNETT COUNTY
RECORDS (SAID PLAT
BOOK 109, PAGES 22-24,
gWINETT COUNTY
RECORDS (SAID PLAT
BOOK 1

Note, accrued interest and expenses of sale, and all other payments provided for under the Security Deed and the Note, notice of intention to collect attorneys fees having been given as provided by law, and the remainder, if any, shall be applied by law, and the remainder, if any, shall be applied by law. The property will be sold as property of the Grantor. To the best of the knowledge and belief of the undersigned, the party in possession of the property is Lawrence W. Jones, or tenant(s). The property will be sold as is, without express or implied warranties of any kind, subject to (i) all zoning ordinances; (ii) matters which would be disclosed by an accurate survey or by inspection of the property; (iii) any and all unpaid real and personal property advalorem taxes, special assessments and governmental assessments; (iv) any and all prior restrictions, rights of way, and ssessments of record, if any, appearing of record prior to the date of the assessments of record, if any, appearing of record prior to the date of the Security Deed; (v) any and all restrictions, rights of way, and assessments of record appearing of record after the date of the Security Deed and consented to of record by the original lender or holder, as applicable; and (vi) all outstanding bills for public plicable; and (vi) all out-standing bills for public utilities that constitute liens upon said property. The undersigned is not required by law to negorequired by law to negotiate, amend, or modify the terms of the Note or the Security Deed. The individual with full authority to negotiate, amend and modify the terms of the Note and the Security Deed is as follows: Ms. Claudia Szczurek, Citizens Bank, 6350 Lake Oconee Park-

Szczurek, Citizens Bank, 6350 Lake Oconee Parkway, Suite 110 PMB-141, Greensboro, Georgia 30642; Telephone: (847) 346-4575. The Sale will be conducted subject (1) to confirmation that the Sale is not prohibited under the United States Bankruptcy Code; (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed; and (3) subwith the holder of the Se-curity Deed; and (3) sub-iect to the provisions of O.C.G.A. § 9-13-172.1 which permits rescission of judicial and non-judi-cial sales in the State of Georgia in limited cir-cumstances. CITIZENS AND ITS COUNSEL ARE ACTING AS DEBT COLLEC-

AS DEBT COLLECTORS, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE

POSE. S BANK as Attorney-in-Fact for LAWRENCE W. JONES Contact: Ron C. Bingham, II, Esq. Adams and Reese LLP 3424 Peachtree Road, NE, Suite 1600 Atlanta, Geograin 30336 Atlanta, Georgia 30326 (470) 427-3700 6:11,2023

GDP2448
gpn11
TS # 2023-04671
Notice Of Sale
Under Power
Georgia, Gwinnett County Under and by virtue of
the Power of Sale contained in that certain Security Deed given by curity Deed given by Mamie Y. E. Parker to Mortgage Electronic Mortgage Electronic Registration Systems, Inc., as Grantor, as nominee for Freedom Mortgage Corporation, its successors and assigns, dated 1/22/2021, and cecorded on 2/1/2021, in, Deed Book 58332, Page 00805, Gwinnett County, Georgia records, as last assigned to Freedom Mortgage Corporation by assignment recorded on 9/15/2022 in Deed Book 60203, Page 00224, conveying the after-described property to secure a Note in the original principal amount of \$234,760.00, 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 8/1/2023, the following described property: All That Tract Or Parcel Of Land Lying And Being In Land Lot 132 Of The 5th District Of Gwinnett County, Georgia, Being Lot 12, Block A Of Hollowstone Subdivision Phase I, As Per Plat Thereof Recorded In Plat Book 120, Pages 202-203, Gwinnett County, Records, Which Plat Is

Foreclosures 9075 Foreclosures Incorporated Herein And encumbrances, zonina Made A Part Hereof By Reference For A More Detailed Description. ordinances, easements, restrictions, covenants,

Said property is commonly known as 3112 Hollowstone Dr Loganville,
GA 30052 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 manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of the sale, as provided in the Security Deed and by law, including attorneys fees (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 Mortgoge Corporation, Attention: Loss Mitigation Department, 10500 Kincaid Drive Fishers, IN 46037, Telephone No.: 855-690-5900. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend, modify the terms of the security instrument. Said property will be sold subject to any outstanding at 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, covenants, and any other matters of record superior to the Security Deed in the party(ies) in possession of the undersigned, the party(ies) in possession of the U.S. Bankruptcy Code, (2) final confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) final confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) final confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) final confirmation that the sale is not prohibited under the Security Deed, and (3) any right of redemption or other lien not extinguished by foreclosure. The sale will be conducted on behalf of the secure or endore superior or other security instrument. specifically being ment, specifically being Freedom Mortgage Corporation as Attorney in Fact for Mamie Y. E. Parker. Nestor Solutions, LLC 2850 Redhill Avenue, Suite 240, Santa Ana, California 92705, (888) 403-4115, TS # 2023-04671 For sale information, visit: https://www.nestortruste.com/sales-information.com or call (888) 902-3989.

6:21,28;7:5,12,19,26,2023 GDP2466

GDP2446
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 Herbert Yarde,
Ir to Mortagae Elecgiven by Herbert Yarde,
Jr. to Mortgage Electronic Registration Systems, Inc., as nominee
for First Choice Mortgage, Inc. (the Secured
Creditor), dated January
29, 2019, and Recorded on
February 6, 2019 as Book
No. 56399 and Page No.
611, Gwinnett County,
Georgia records, conveying the after-described
property to secure a
Note of even date in the
original principal amount
of \$471,025.00, with interest at the rate specified
therein, as last assigned
to Flagstar Bank, N.A.
by assignment that is or
to be recorded in the
Gwinnett County, Georgia Records, there will gia Records, there will be sold by the underbe sold by the under-signed of public outcry to the highest bidder for cash at the Gwinnett County Courthouse with-in the legal hours of sale on the first Tuesday in August, 2023, the follow-ing described property: August, 2023, the following described property:
All that tract or parcel of land lying and being in Land Lot 122, 5th District, Gwinnett County, Georgia, being Lot 127, Block A, The Heritage all Grayson Subdivision, Unit One, as shown on plat or survey recorded in Plat Book 115, Pages 250-252, Gwinnett County, Georgia Records, said plat being incorporated herein by reference thereto. Said property being known as 2609 Jacobs Crest Cove according to the present system of numbering property in Gwinnett County, Georgia.

gia.
Said property is subject
to a 20 foot sanitary sewer easement, and a 20
foot drainage easement

foot drainage easement shown on said plat and recorded in the Office of the Clerk of the Superior Court of Gwinnett County. Said property is conveyed subject to a Declaration of Covenants, Conditions and Restrictions recorded in the Office of the Clerk of the Superior Court of Gwinnett County in Deed Book 38130, Page 30.

Tax ID: R5122 216
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. 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). Flagstar Bank, N.A. holds the duly endorsed Note and is the current assignee of the Security Deed to the property.

assignee of the Security Deed to the property. Flagstar Bank, N.A. 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, Flagstar Bank, N.A. may be contacted at: (800)-393-4887 or by writing to 5151 Corporate Drive, Troy, MI 48098. Please note that, pursuant to O.C.G.A. §44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan.
To the best knowledg and belief of the undersigned, the party/parties in possession of the subject property known as the property know

me status of the load with the holder of the Security Deed. Albertelli Law Attorney for Nationstar Mortgage LLC as Attorney in Fact for Magdaleno Perez 100 Galleria Parkway, Suite 960 Atlanta, GA 3039 Phone: (770) 373-4242 By: Rohan Rupani For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURSE. 23-004320 A4788099 6:28;7:5,12,19,26,2023 signed, the portryparties in possession of the subiect property known as 
2609 JACOBS CREST 
COVE, GRAYSON, GA 
30017 is/are: Herbert 
Yarde, Jr. or tenant/tenants. Said property will 
be sold subject to (a) any 
outstanding ad valorem 
taxes (including taxes 
which are a lien, but not 
yet due and poyable), (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 
10, assessments, liens, 6:28;7:5,12,19,26,2023

restrictions, covenants, etc.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed.
Pursuant to O.C.G.A. §9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph.

ne satus of the load approvided in the preceding paragraph.
Funds used at sale shall be in certified funds and payable to Bell Carrington Price & Gregg, LLC.
Flagstar Bank, N.A. as Attorney in Fact for Herbert Yarde, Jr.
Any information obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File: 22-54099
6:21,28;7:5,12,19,26,2023

GDP2579 GDP23/9
gpn11

NOTICE OF SALE UNDER powers

OF GEORGIA COUNTY

OF GWINNETT Under

and by virtue of the power of sale contained with
that certain Security
Deed dated October 28,
2005, from Magdaleno
Perez to Mortgage Electronic Registration Systems, Inc., as nominee
for Irwin Mortgage Corporation, recorded on
November 9, 2005 in
Deed Book 45218 at Page
164 Gwinnett County,
Georgia records, having
been last sold, assigned,
transferred and conveyed to Nationstar
Mortgage LLC by Assignment and soid Security Deed having been
given to Secure a noter
dated October 28, 2005, in
the amount of \$133,900.00,
and soid 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 County, Georgia, on
August 1, 2023 the following described real property"): ALL THAT TRACT
OR PARCEL OF LAND
LYING AND BEING IN
LAND LOT 216 OF THE
6TH DISTRICT OF
GWINNETT COUNTY,
GEORGIA, AND BEING IN
LAND LOT 216 OF THE
6TH DISTRICT OF
GWINNETT COUNTY,
GEORGIA, AND BEING
MORE PARTICULARLY
DESCRIBED AS FOL
LOWS: BEGINNING AT
A POINT LOCATED ON
THE SOUTHEASTERN
SIDE
OF LANIER BOULEVARD TWO HUNDRED
THIRTY-TWO (232)
FEET NORTHEASTERD
SIDE
OF LANIER BOULEVARD TWO HUNDRED
THE SOUTHEASTERN
SIDE
OF LANIER BOULEVARD TWO HUNDRED
ANIER BOULEVARD TWO HUNDRED
TO ANI RON PIN:
TERSECTION OF THE
SOUTHEASTERN SIDE
OF LANIER BOULEVARD WITH THE
NORTHEASTERN SIDE
OF LANIER BOULEVARD WITH THE
NORTHEASTERN SIDE
OF LANIER BOULEVARD TWO HUNDRED
TO ANI RON PIN: RUN
NING THENCE NORTH
SOUTHEASTERN
SIDE OF LANIER
BOULE-VARD
THE SOUTHEASTERN
SIDE OF LANIER
BOULE-VARD
THE NORTHEASTERN
SIDE OF LANIER
BOULE-VARD
THE NORTHEASTERN
SIDE OF LANIER
BOULE-VARD
THE NORTHEASTERN
SIDE OF LANIER
SOUTHEASTERN
SIDE OF L

GREES 54 MINUTES
WEST ON HUNDRED
EIGHTY (180) FEET TO
AN IRON PIN LOCATED ON THE SOUTHEASTERN SIDE OF
LANIER BOULEVARD
AND THE POINT OF
BEGINNING. 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
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 Magdaleno Perez.
The property, being commonly known as 6058
Lanier Blud, Norcross,
GA, 30071 in Gwinnett
County, will be sold as
the property of Magdaleno Perez, subject to
any outstanding ad valorem taxes (including
taxes which are a lien
and not yet due and
payable), any matters
affecting tille 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
C.G.A. Section 44-14162.2, 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 ast
of length, sortens, and
matters
of record to the Security
Deed. Pursuant
Cooper, 8950 Cypress Waters Blvd, Coppell, TX
75019, 888-480-2432. The
foregoing notwithstanding, nothing in O.C.G.A.
Section 44-14-162.2 shall
returned the secured cred
cred usblect (1) to
confirmation to that the
conducted subject (1) to
confirmation of the low
under U.S. Bonkruptcocited the secured cred
conducted subject (1) to
confirmation of the low
under U.S. Bonkruptcoconfirmation of the low
under U.S. Bonkruptcoconfirmation of the low
under U.S. Bonkruptcoconfirmation with the holder of the Security Deed. Albertell Law Attorney for Data Mortgage, INC. DBA, Essex Mortgage as Attorney in Fact for Latenya Kechain Turner and Dashawn Thomas Turner, Sr 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242 By: Rohan Rupani For the Firm THIS FIRM IS ACTING AS A DEBT COLLEC-THIS FIRM IS ACTING
AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT.
ANY INFORMATION
OBTAINED WILL BE
USED FOR THAT PURPOSE. - 23-006328 A4788401
6:28;7:5,12,19,26,2023 GDP2745

GDP2745
gpn11
STATE OF GEORGIA
COUNTY OF GWINNETT NOTICE OF
SALE UNDER POWER
Under and by virtue of
the power of sale contained with that certain
Security Deed dated
June 26, 2020, from Alberto Miguel Duague Rincon and Aleiandra Duague
Morales to Mortage
Electronic Registration
Systems, Inc., as nominee for Paramount Residential Mortgage Group,
Inc., recorded on July 22,
2020 in Deed Book 57678
at Page 264 Gwinnett
County, Georgia records,
having been last sold, assigned, transferred and
conveyed to Data Mortgage, INC. DBA, Essex
Mortgage by Assignment
and said Security Deed
having been given to secure a note dated June and said Security Deed having been given to secure a note dated June 26, 2020, in the amount of \$206,196.00, and said Note being in default, the undersigned will sell at public outcry during the led to the door of the courthouse of Gwinnett County, Georgia, on August 1. nine doof on line tooling to the country, 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 LAND LOT 347 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING UNIT 128 OF FAIRVIEW PARK TOWNHOMES, UNIT 3, AND BEING MORE PARTICULARLY DESCRIBED FAIRVIEW PARK TOWNHOMES, UNIT 3, AND BEING MORE PARTICULARLY DESCRIBED TO FIND THE POINT OF BEGIN THE POINT OF BEGIN THE POINT OF BEGIN TIME TOOM THE POINT OF BEGIN THE POINT OF THE POINT THE POINT OF BEGINNING COMMENCE AT
THE INTERSECTION
OF THE COMMON
LAND LOT LINE OF
LAND LOTS 347 AND 348
AND THE WESTERLY
RIGHT- OF-WAY OF
SUWANEE DAM ROAD
(80' RIGHT-OF-WAY);
THENCE ALONG THE
WESTERLY RIGHT-OFWAY OF SUWANEE
DAM ROAD IN A
SOUTHERLY DIRECTION FOR A DISTANCE
OF 754.41 FEET TO A
POINT, THENCE LEAVING SAID\_RIGHT-OF-ING SAID RIGHT-OF-WAY SOUTH 71 DE-GREES 50 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 489.88 FEET TO A POINT; THENCE NORTH 28 DE-THENCE NORTH 28 DE GREES 15 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 7.23 FEET TO A 1/2" OPEN TO PIPE, THENCE SOUTH 80 DEGREES 58 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 475.67 FEET TO A POINT; THENCE SOUTH 09 DEGREES 28 MINUTES 13 SECONDS EAST FOR A DISTANCE OF A

GDP2646

GDP2646
gpn11

NOTICE 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
30, 2020, from Latanya

Kechain Turner and Dashawn Thomas Turn-er, Sr to Mortgage Elec-tronic Registration Sys-TANCE OF 195.29 FEET TO A POINT, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS MINUTES W SECONDS
EAST FOR A DISTANCE OF 88.51 FEET
TO A POINT, THENCE
NORTH 71 DEGREES 10
MINUTES 41 SECONDS
WEST FOR A DISTANCE OF 98.32 FEET
TO A POINT AT THE
SOUTHERNMOST CORNERO FOR 10 SECONDS
FOR SAID FIRE
GINNING; THENCE
FROM SAID TRUE
POINT OF BEGINNING
AS THUS ESTABLISHED NORTH 37 DEGREES 51 MINUTES 02
SECONDS WEST FOR A
DISTANCE OF 37.91
FEET TO A POINT;
THENCE NORTH 52 DEGREES 68 MINUTES 98
SECONDS EAST FOR A
DISTANCE OF 2.03
FEET TO A POINT;
THENCE SOUTH 37 DEGREES 51 MINUTES 02
SECONDS EAST FOR A
DISTANCE OF 2.03
FEET TO A POINT;
THENCE SOUTH 37 DEGREES 51 MINUTES 02
SECONDS EAST FOR A
DISTANCE OF 2.03
FEET TO A POINT;
THENCE SOUTH 37 DEGREES 14 MINUTES 02
SECONDS EAST FOR A
DISTANCE OF 2.03
FEET TO A POINT;
THENCE SOUTH 37 DEGREES 51 MINUTES 02
SECONDS EAST 31.94
FEET TO A POINT;
THENCE SOUTH 37 DEGREES 68 MINUTES 02
SECONDS WEST FOR A
DISTANCE OF 2.03
FEET TO A POINT;
THENCE SOUTH 37 DEGREES 68 MINUTES 03
SECONDS WEST FOR A
DISTANCE OF 1.03
FEET TO A POINT;
THENCE SOUTH 37 DEGREES 68 MINUTES 03
SECONDS WEST FOR A
DISTANCE OF 1.03
FEET TO A POINT;
THENCE SOUTH 37 DEGREES 89 MINUTES 03
SECONDS WEST FOR A
DISTANCE OF 1.03
FEET TO A POINT;
THENCE SOUTH 37 DEGREES 31 MINUTES 03
SECONDS WEST FOR A
DISTANCE OF 2.03
FEET TO A POINT;
THENCE SOUTH 37 DEGREES 40 MINUTES 03
SECONDS WEST FOR A
DISTANCE OF 2.03
FEET TO A POINT;
THENCE SOUTH 37 DEGREES 10 MINUTES 03
SECONDS WEST FOR A
DISTANCE OF 2.03
FEET TO A POINT;
THENCE SOUTH 37 DEGREES 30 MINUTES 03
SECONDS WEST FOR A
DISTANCE OF 2.03
FEET TO A POINT;
THENCE SOUTH 37 DEGREES 31 MINUTES 03
SECONDS WEST FOR A
DISTANCE OF 2.03
FEET TO A POINT;
THENCE SOUTH 37 DEGREES 31 MINUTES 03
SECONDS WEST FOR A
DISTANCE OF 2.03
FEET TO A POINT;
THENCE SOUTH 37 DEGREES 31 MINUTES 03
FEET TO A POINT;
THENCE SOUTH 37 DEGREES 31 MINUTES 03
SECONDS WEST FOR A
DISTANCE OF 2.03
FEET TO A POINT;
THENCE SOUTH 37 DEGREES 31 MINUTES 03
FEET TO A POINT;
THENCE SOUTH 37 DEGREES 31 MINUTES 03
FEET TO A POINT;
THENCE SOUTH 37 DEGREES 31 MINU tems, Inc., as nominee for Broker Solutions, Inc. dba New American Funding, recorded on December 9, 2020 in Deed Book 58153 at Page 197 Gwinnett County, Georgia records, having been last sold, assigned, transferred and conveved to Data Mortgage, INC. DBA, Essex Mortgage by Assignment and said Security Deed having been given to secure a note dated November 30, 2020, in the amount of Statistics of Sta FAIRVIEW PARK RECORDED IN DEED BOOK 28492, PAGE 93, GWINNETT COUNTY, GEORGIA RECORDS; AS AMENDED FROM TIME TO TIME. PARCEL ID: R7347-456 ADDRESS: 389 EAGLE TIFF DRIVE, SUGAR HILL, GA 30518 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 been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property are Latanya Kechain Turner and Dashawn Thomas Turner, Sr. The property, being common ly known as 4276 Round Stone Dr. Snellville, 6A, 30039 in Gwinnett County, will be sold as the property of Latanya Kechain Turner and Dashawn Thomas Turner, Sr, subject to any outstanding and 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 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the Satatus of the loan with the holder of the Security Deed. Albertelli events of default, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given as provided 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 are Alberto Miguel Duque Rincon and Aleiandra Duque Morales. The property, being commonly known as 389 Earl Fibr. Sugar Hill, GA, 30518 in Gwinnett County, will be sold as the property of Alberto Miguel Duque Rincon and Aleiandra Duque Morales, 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

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 44-162.2, 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

amend or modify all ferms 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 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. Albertell Law Attorney for Data Mortgage, INC. DBA, Essex Mortgage as Attorney in Fact for Alberto Miguel Duque Rincon and Aleiandra Duque Morales 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242 By: Rohan Rupani For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PUR-POSE. - 23-006323 A-4788589 6/28;7/5 12 19 26 2023

6/28;7/5 12 19 26 2023

Gpn11 gdp1435 Notice of Sale Under

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 Darrick E. Newsome, Sr. and Latanya D. Moore-Newsome to Mortgage Electronic Registration Systems, Inc., as nominee for Homestar Financial Corp. (the Secured Creditor), dated August 23, 2017, and Recorded on August 28, 2017 as Book No. 55358 and Page No. 33, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount for \$246.732 00. Note of even date in the original principal amount of \$246,743.00, with interest at the rate specified therein, as last assigned to Carrington Mortgage Services, LLC by assignment that is or to be recorded in the Gwinnett County, Georgia Records, there will be sold by the undersigned at public outcry to the highest bidder for cash at the Gwinnett County Courthouse within the legal hours of sale on the first Wednesday in July, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 96 of the 5th District of Gwinnett County, George

Land Lot 96 of the 5th District of Gwinnett County, Georgia, being Lot 68, Block C, Butler Springs Subdivision, Unit 1, as per plat thereof recorded in Plat Book 84, Page 88, Gwinnett County records, which plat is incorporated herein by reference.

Tax 1D: R5096 077

The debt secured by

Tax ID: R\$096 077
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in

9075 Foreclosures 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 afforney fees (notice of intent to collect aftorney fees having been given). Carrington Mortgage Services, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Carrington Mortgage Services, LLC is the entity with the full authority to negotiac, 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 Douglass Road, Suite 110 and 200-A, Anatheim, CA 92806-5951. Please note that, pursuant to O.C.G.A. \$44-14-162.2, the secured creditor is not reauired to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 1355 JUNIPER SPRINGS TRAIL, LO GANVILLE, GA 30052 Sydre: Darrick E. Newsome, Sr. and Latanya D. Moore-Newsome or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are

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 matters of record superior to the Security Deed first set out above, including, but not limited to, assessments, liens, encumbrances, zoning encumbrances, zoning ordinances, easements, restrictions, covenants,

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 status 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 regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph.

provided in the preceding paragraph.
Funds used at sale shall be in certified funds and payable to Bell Carrington Price & Carrington Mortgage

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

Latanya D. Moore-New-some.

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

Bell Carrington Price & Description Price & Description Price and Price & Description Price & Descr Heyward Streef, 2 Floor, Columbia, 29201 (803)-509-5078. File: 23-42021 05/11/2023, 05/21/20: 06/14/2023, 06/21/20: 06/28/2023

06/07/2023 06/21/2023,

GPN11
gdp1721
NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
Under cod

COUNTY
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Freddy Martinez to Mortgage Electronic Registration Systems, Inc., as nominee
for Taylor, Bean &
Whitaker Mortgage
Carp. its successors and

tor laylor, Bean & Whitaker Mortgage Corp., its successors and assigns, dated November 17, 2006, recorded in Deed Book 47435, Page 622, Gwinnett County, Georgia Records, as last transferred to Carrington Mortgage Services, LLD by assignment recorded in Deed Book 53563, Page 719, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of cure a Note in the original principal amount of ONE HUNDRED FIFTY-THREE THOUSAND FIVE HUNDRED EIGHTY-NINE AND 0/100 DOLLARS (\$153,589.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for

sold at public outcry to
the highest bidder for
cash before the courthouse door of Gwinnett
County, Georgia, or at
such place as may be
lawfully designated as an
alternative, within the legal hours of sale on the
first Wednesday in July,
2023, the following described property.
SEE EXHIBIT A ATTACHED HERETO AND
MADE A PART HEREOF

OF The debt secured by said 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 the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

en). Said property will be sold Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessthe property, any assess ments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any mathers of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. ments, liens, brances, zoning or the undersigned.
Carrington Mortgage
Services, LLC is the
holder of the Security
Deed to the property in
accordance with OCGA §
44-14-162.
The entity to peoptiate

44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Carrington Mortgage Services, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806, 800-561-4567.

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Freddy Martinez and Juan Francisco Almendarez or a tenant or tenants and said property is more commonly known as 2181 Hollywood Dr,