

9075 Foreclosures

TIAGO, MICHAEL T KING, RAQUEL CUADRADO, ESTATE AND/OR HEIRS AT LAW OF NELSON SANTIAGO... 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.

7/5, 12/19, 26, 2023

GDP2321 9p11

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF POWER UNDER DEED

Because of a default under the terms of the Security Deed executed by Anselmo Rodriguez, Sr. Bank of America, N.A. dated December 15, 2006, and recorded in Deed Book 47411, Page 01811,...

7/5, 12/19, 26, 2023

GDP2446 9p11

NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF GWINNETT

NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF GWINNETT Under and by virtue of the power of sale contained in the Security Deed first set out above...

7/5, 12/19, 26, 2023

GDP2579 9p11

NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF GWINNETT

NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF GWINNETT Under and by virtue of the power of sale contained in the Security Deed dated October 28, 2005, from Magdalena 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...

9075 Foreclosures

6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PARCEL OF LAND BEING A POINT LOCATED ON THE SOUTHERN SIDE OF LANIER BOULEVARD TWO HUNDRED TWENTY TWO FEET NORTHEASTERLY AS MEASURED ALONG THE SOUTH-EASTERN SIDE OF LANIER BOULEVARD FROM THE POINT FORMED BY THE INTERSECTION OF THE SOUTH-EASTERN SIDE OF LANIER BOULEVARD AND THE POINT OF BEGINNING. THE DEBT SECURED BY THIS INSTRUMENT WILL BE USED FOR THAT PURPOSE.

6/28; 7/5, 12/19, 26, 2023

GDP2721 9p11

NOTICE OF SALE UNDER POWER

By virtue of the power of sale contained in a Deed to Secure Debt from Harry C. Chukwu to PNC Bank, N.A., dated 01/10/2017 in Deed Book 54897, Page 660, Gwinnett County, Georgia records, conveying the after-declared Note to secure a Note in the original principal amount of \$14,000.00 with interest thereon as set forth therein, last transferred to Sleep Again Capital, LLC by Assignment filed for Record in Deed Book 54897, Page 660, Gwinnett County, Georgia records, the property will be sold at a public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia, on the first Tuesday in August (August 1, 2023), by Sleep Again Capital, LLC as Attorney-in-Fact for Hardy C. Chukwu for the following purpose to-wit:

6/28; 7/5, 12/19, 26, 2023

GDP2745 9p11

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER AND BY VIRTUE OF THE POWER OF SALE CONTAINED IN THAT CERTAIN SECURITY DEED DATED NOVEMBER 30, 2020, FROM LATONYA KECHAN TURNER AND DASHAWN THOMAS TURNER, SR. TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR BROKER SOLUTIONS, INC., DA, ESSEX MORTGAGE BY ASSIGNMENT AND SAID SECURITY DEED HAVING BEEN GIVEN TO SECURE A NOTE DATED NOVEMBER 30, 2020, IN THE AMOUNT OF \$211,105.00, AND SAID NOTE BEING IN DEFAULT, THE UNDERSIGNED WILL SELL AT PUBLIC OUTCRY DURING THE LEGAL HOURS OF SALE BEFORE THE DOOR OF THE COURTHOUSE OF GWINNETT 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 347, 4TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 110, BLOCK A, UNIT ONE OF STONEY RIDGE SUBDIVISION RIVERCHASE, AS PER PLAT RECORDED IN PLAT BOOK 100, PAGES 89-90, GWINNETT COUNTY RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD. THE DEBT SECURED BY THE SECURITY DEED IS AS FOLLOWS: IN ADDITION TO ITS CONSENT IDENTIFIED BELOW: SLEEP AGAIN CAPITAL, LLC 2536 RIMROCK AVENUE, SUITE 200, JUNCTION, CO, 81505, US, 303-578-0450

6/28; 7/5, 12/19, 26, 2023

GDP2745 9p11

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER AND BY VIRTUE OF THE POWER OF SALE CONTAINED IN THAT CERTAIN SECURITY DEED DATED NOVEMBER 30, 2020, FROM LATONYA KECHAN TURNER AND DASHAWN THOMAS TURNER, SR. TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR BROKER SOLUTIONS, INC., DA, ESSEX MORTGAGE BY ASSIGNMENT AND SAID SECURITY DEED HAVING BEEN GIVEN TO SECURE A NOTE DATED NOVEMBER 30, 2020, IN THE AMOUNT OF \$211,105.00, AND SAID NOTE BEING IN DEFAULT, THE UNDERSIGNED WILL SELL AT PUBLIC OUTCRY DURING THE LEGAL HOURS OF SALE BEFORE THE DOOR OF THE COURTHOUSE OF GWINNETT 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 347, 4TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 110, BLOCK A, UNIT ONE OF STONEY RIDGE SUBDIVISION RIVERCHASE, AS PER PLAT RECORDED IN PLAT BOOK 100, PAGES 89-90, GWINNETT COUNTY RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD. THE DEBT SECURED BY THE SECURITY DEED IS AS FOLLOWS: IN ADDITION TO ITS CONSENT IDENTIFIED BELOW: SLEEP AGAIN CAPITAL, LLC 2536 RIMROCK AVENUE, SUITE 200, JUNCTION, CO, 81505, US, 303-578-0450

9075 Foreclosures

Turner and Dashawn Thomas Turner, Sr. subject to any outstanding ad valorem taxes (including taxes which are assessed but not yet due and payable), any matters affecting title to the property which would be disclosed by accurate inspection of the records 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 undersigned or the person who shall have the full authority to negotiate, amend or modify all terms of the above described mortgage is as follows: SLEEP AGAIN CAPITAL, LLC, 2536 RIMROCK AVENUE, SUITE 200, JUNCTION, CO, 81505, US, 303-578-0450

6/28; 7/5, 12/19, 26, 2023

GDP2721 9p11

NOTICE OF SALE UNDER POWER

By virtue of the power of sale contained in a Deed to Secure Debt from Harry C. Chukwu to PNC Bank, N.A., dated 01/10/2017 in Deed Book 54897, Page 660, Gwinnett County, Georgia records, conveying the after-declared Note to secure a Note in the original principal amount of \$14,000.00 with interest thereon as set forth therein, last transferred to Sleep Again Capital, LLC by Assignment filed for Record in Deed Book 54897, Page 660, Gwinnett County, Georgia records, the property will be sold at a public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia, on the first Tuesday in August (August 1, 2023), by Sleep Again Capital, LLC as Attorney-in-Fact for Hardy C. Chukwu for the following purpose to-wit:

6/28; 7/5, 12/19, 26, 2023

GDP2745 9p11

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

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9075 Foreclosures

OR HAD BEEN DISCHARGED THROUGH BANKRUPTCY, THIS COMMUNICATION IS NOT INTENDED AS AN ADVERTISEMENT OR CONSTITUTE AN ATTEMPT TO COLLECT A DEBT. 7/5 12 19 26 2023

6/28; 7/5, 12/19, 26, 2023

GDP2721 9p11

NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF GWINNETT

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GDP2745 9p11

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9075 Foreclosures

FEET TO A POINT; THENCE NORTH 28 DEGREES 15 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 2.23 FEET TO AN OPEN POINT TO PIPE, THENCE SOUTH 80 DEGREES 58 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 199 FEET TO A POINT; THENCE SOUTH 09 DEGREES 28 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 68.51 FEET TO A POINT; THENCE NORTH 71 DEGREES 10 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 98.32 FEET TO A POINT; THENCE SOUTHERN MOST CORNER OF UNIT 128, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE FROM SAID TRUE POINT OF BEGINNING AS THUS ESTABLISHED NORTH 37 DEGREES 08 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 37.91 FEET TO A POINT; THENCE NORTH 52 DEGREES 08 MINUTES 58 SECONDS EAST FOR A DISTANCE OF 24.13 FEET TO A POINT; THENCE SOUTH 37 DEGREES 08 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 2.03 FEET TO A POINT; THENCE SOUTH 37 DEGREES 08 MINUTES 02 SECONDS EAST 1.94 FEET TO A POINT; THENCE SOUTH 52 DEGREES 08 MINUTES 58 SECONDS WEST FOR A DISTANCE OF 2.05 SECONDS TO A POINT; SAID POINT BEING THE TRUE POINT OF BEGINNING. SAID PROPERTY BEING PART OF THE FINAL PLAT OF FAIRVIEW PARK TOWNHOMES UNIT 3, PREPARED BY PRECISE SURVEYING, INC., DATED 12/26/04, LAST REVISED 10/28/05, TOGETHER WITH AND SUBJECT TO ALL RESTRICTIONS, INTEREST IN AND TO THOSE CERTAIN COVENANTS, RESTRICTIONS AND EASEMENTS AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR FAIRVIEW PARK TOWNHOMES UNIT 3, RECORDED IN DEED BOOK 28492, PAGE 93, GWINNETT COUNTY, GEORGIA RECORDS; AND FROM TIME TO TIME. PARCEL ID: R7347-456 ADDRESS: 389 EAGLE TIFF DRIVE, SUGAR HILL, GA 30518

6/28; 7/5, 12/19, 26, 2023

GDP2721 9p11

NOTICE OF SALE UNDER POWER

By virtue of the power of sale contained in a Deed to Secure Debt from Harry C. Chukwu to PNC Bank, N.A., dated 01/10/2017 in Deed Book 54897, Page 660, Gwinnett County, Georgia records, conveying the after-declared Note to secure a Note in the original principal amount of \$14,000.00 with interest thereon as set forth therein, last transferred to Sleep Again Capital, LLC by Assignment filed for Record in Deed Book 54897, Page 660, Gwinnett County, Georgia records, the property will be sold at a public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia, on the first Tuesday in August (August 1, 2023), by Sleep Again Capital, LLC as Attorney-in-Fact for Hardy C. Chukwu for the following purpose to-wit:

6/28; 7/5, 12/19, 26, 2023

GDP2745 9p11

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER AND BY VIRTUE OF THE POWER OF SALE CONTAINED IN THAT CERTAIN SECURITY DEED DATED NOVEMBER 30, 2020, FROM LATONYA KECHAN TURNER AND DASHAWN THOMAS TURNER, SR. TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR BROKER SOLUTIONS, INC., DA, ESSEX MORTGAGE BY ASSIGNMENT AND SAID SECURITY DEED HAVING BEEN GIVEN TO SECURE A NOTE DATED NOVEMBER 30, 2020, IN THE AMOUNT OF \$211,105.00, AND SAID NOTE BEING IN DEFAULT, THE UNDERSIGNED WILL SELL AT PUBLIC OUTCRY DURING THE LEGAL HOURS OF SALE BEFORE THE DOOR OF THE COURTHOUSE OF GWINNETT 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 347, 4TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 110, BLOCK A, UNIT ONE OF STONEY RIDGE SUBDIVISION RIVERCHASE, AS PER PLAT RECORDED IN PLAT BOOK 100, PAGES 89-90, GWINNETT COUNTY RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD. THE DEBT SECURED BY THE SECURITY DEED IS AS FOLLOWS: IN ADDITION TO ITS CONSENT IDENTIFIED BELOW: SLEEP AGAIN CAPITAL, LLC 2536 RIMROCK AVENUE, SUITE 200, JUNCTION, CO, 81505, US, 303-578-0450

6/28; 7/5, 12/19, 26, 2023

GDP2745 9p11

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9075 Foreclosures

5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 104, BLOCK A, AUSTIN COMMONS, AS MORE PARTICULARLY DESCRIBED ON A PLAT RECORDED IN PLAT BOOK 133, PAGES 199 TO 202, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE. WILLIAM R. CARLISLE AS ATTORNEY IN FACT FOR EUNICE YU (PHONE 770-337-4964, or by writing to: 4607 Cardinal Ridge Way, Flowery Branch, GA 30542).

6/28; 7/5, 12/19, 26, 2023

GDP2906 9p11

NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF GWINNETT

NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF GWINNETT Under and by virtue of the power of sale contained in the Security Deed first set out above...

6/28; 7/5, 12/19, 26, 2023

GDP2924 9p11

NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF GWINNETT

NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF GWINNETT Under and by virtue of the power of sale contained in the Security Deed first set out above...

6/28; 7/5, 12/19, 26, 2023

GDP2924 9p11

NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF GWINNETT

NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF GWINNETT Under and by virtue of the power of sale contained in the Security Deed first set out above...

9075 Foreclosures

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 which the lien not extinguished by foreclosure. WILLIAM R. CARLISLE AS ATTORNEY IN FACT FOR EUNICE YU (PHONE 770-337-4964, or by writing to: 4607 Cardinal Ridge Way, Flowery Branch, GA 30542).

6/28; 7/5, 12/19, 26, 2023

GDP2906 9p11

NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF GWINNETT

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6/28; 7/5, 12/19, 26, 2023

GDP2924 9p11

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GDP2924 9p11

NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF GWINNETT

NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF GWINNETT Under and by virtue of the power of sale contained in the Security Deed first set out above...

9075 Foreclosures

This sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt executed by the mortgagor, including attorneys fees (notice of intent to collect attorneys fees having been given). WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE INC holds the duly endorsed Note and is the current assignee of the Security Deed to the property, WELLS FARGO BANK, N.A., acting on behalf of and, as necessary, in consultation with WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE INC (the "Secured Creditor"), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 162.2, the undersigned will sell at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, on the first Tuesday in August, 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 277 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 7, BLOCK A, WYNTREE SUBDIVISION UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 61, PAGE 169, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DEED. SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD. Said property may more commonly be known as 5225 WYNTRYE COURT, GWINNETT COUNTY, GA 30071. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. 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 Deed to Secure Debt executed by the mortgagor, including attorneys fees (notice of intent to collect attorneys fees having been given). WILLIAM R. CARLISLE AS ATTORNEY IN FACT FOR EUNICE YU (PHONE 770-337-4964, or by writing to: 4607 Cardinal Ridge Way, Flowery Branch, GA 30542).

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NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF GWINNETT Under and by virtue of the power of sale contained in the Security Deed first set out above...

9075 Foreclosures

SHIRLEY A BYRD or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are assessed 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, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to the 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. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the undersigned has and may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in August, 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 277 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 7, BLOCK A, WYNTREE SUBDIVISION UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 61, PAGE 169, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DEED. SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD. Said property may more commonly be known as 5225 WYNTRYE COURT, GWINNETT COUNTY, GA 30071. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. 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 Deed to Secure Debt executed by the mortgagor, including attorneys fees (notice of intent to collect attorneys fees having been given). WILLIAM R. CARLISLE AS ATTORNEY IN FACT FOR EUNICE YU (PHONE 770-337-4964, or by writing to: 4607 Cardinal Ridge Way, Flowery Branch, GA 30542).