| 75 Foreclosures | 9075 Foreclosures | 9075 Foreclosures | 9075 Foreclosures | 9075 Foreclosures | 9075 Foreclosures | 9075 Foreclosures | 9075 Foreclosures | 9075 Foreclos |
|--|--|---|--|--|--|--|--|--|
| ay be contacted at: | ceeds will be applied to | as modified by that cer- | ure to pay the indebted- | therein, there will be | along said right-of-way | any other matters of | TO BE ACTING AS A | the following descri |
| ENNYMAC LOAN | the payment of said in- | tain Modification of Deed | ness as and when due in | sold by the undersigned | south 29 degrees 39 min- | record superior to said | DEBT COLLECTOR, | property: |
| RVICES, LLC, 3043 WNSGATE ROAD, | debtedness, the expenses and costs of sale, includ- | to Secure Debt, Assign- ment of Rents and Secu- | the manner provided in the Note and Security | at public outcry to the highest bidder for cash | utes 15 seconds east a distance of 150.00 feet to | Security Deed. To the best of the knowl- | UNDER FEDERAL LAW. IF SO, ANY IN- | ALL THAT TRACT PARCEL OF LAND |
| ITE 200, WESTLAKE LLAGE, CA 91361, 866 | ing attorney's fees. Any remaining proceeds will | rity Agreement by and between Mattiace Buford | Deed. The debt de- scribed herein remaining | at the GWINNETT Coun- ty Courthouse within the | the TRUE POINT OF BEGINNING. Said tract | edge and belief of the un- dersigned, the owner and | FORMATION OB- TAINED WILL BE | ING AND BEING LAND LOT 51 OF T |
| 3583. Please note | be applied pursuant to | Development Company | in default, this sale will | legal hours of sale on the | contains 0.606 acres. Tax | party in possession of the | USED FOR THAT PUR- | 5TH DISTRICT |
| t, pursuant to G.A. § 44 14 162.2, the | | and CL-E CIB Loan Com- pany, LLC dated July 13, | be made for the purpose of paying said debt and | first Tuesday in August, 2023, the following de- | ID# R7053-075. Subject to any Easements or Re- | property is MICHAEL HAWKINS, SHREKA N | POSE. Attorney Contact: Rubin | GWINNETT COUN GEORGIA, BEING L |
| ured creditor is not uired to amend or | The undersigned will ex- | 2022, and recorded on July 26, 2022 in Deed | all expenses of this sale, as provided in the Securi- | scribed property: ALL THAT TRACT OR PAR- | strictions of Record. That property known as | COLLINS, or tenants(s). The sale will be conduct- | Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, | 20, BLOCK I, THE SU MIT AT SARATO |
| dify the terms of the | chaser at said sale as | Book 60102, Page 00454, | ty Deed and by law, in- | CEL OF LAND LYING | 1326 Azalea Drive, | ed subject (1) to confir- | Peachtree Corners, GA | UNIT III, AS SHOWN |
| To the best knowl- e and belief of the un- | | Superior Court of Gwin- nett County, Georgia | cluding reasonable attor- neys fees, as provided | AND BEING IN LAND LOT 129 OF THE 6TH | Lawrenceville, GA 30043 according to the present | mation that the sale is not prohibited under the | 30071 Telephone Number: | PLAT OF SUBJE PROPERTY RECO |
| igned, the party/par- in possession of the | | records (hereinafter the Security Deed), with said | for therein. The above-described | DISTRICT, GWINNETT COUNTY GEORGIA, | system of numbering homes in Gwinnett Coun- | U.S. Bankruptcy Code and (2) to final confirma- | (877) 813-0992 Case No. SHP-22-02341-16 | ED AT PLAT BOOK PAGE 267, GWINNE |
| ect property known | and interest of the maker | Security Deed having | Property will be sold | BEING LOT 131, BLOCK | ty, Georgia and having | tion and audit of the sta- | Ad Run Dates 07/05/2023, | COUNTY, GEOR |
| 3428 RUNELLE PL LILBURN, GEOR- | | been given to secure that certain Promissory Note | subject to outstanding ad valorem taxes (including | D, OF BETHESDA PARK SUBDIVISION, | tax parcel identification number R7053-075 | tus of the loan with the holder of the Security | 07/12/2023, 07/19/2023, 07/26/2023 | RECORDS, WH PLAT IS INCORPOR |
| 30047 is/are: RICKY REST AND TERESA | in the purchaser at said | dated July 9, 2021, made by Grantor in favor of | taxes which are a lien but not yet due and | AS PER PLAT RECORDED IN PLAT | Sam Stinnett, as manag- er of RLO Holding LLC, | Deed. The entity having full au- | Gpn11 | ED HEREIN BY REF |
| OREST or tenant/ten- | JAMES W. CARDEN | CL-E CIB Loan Compa- | payable), matters which | BOOK 153, PAGES 88 92, | is the individual who has | thority to negotiate, | gdp2471 | ENCE AND MADE |
| Said property will old subject to (a) any | As Attorney in Fact for RC GROUP INVEST- | ny, LLC in the original principal amount of Five | might be disclosed by an accurate survey and in- | IN THE OFFICE OF THE CLERK OF SUPE- | full authority to negoti- ate, amend and modify | amend or modify all terms of the loan (al- | NOTICE OF SALE UN- DER POWER | PART OF THIS SCRIPTION. |
| tanding ad valorem s (including taxes | MENTS LLC | Million Five Hundred Thousand and 00/100 Dol- | spection of the property, assessments, liens, en- | RIOR COURT OF GWIN- NET COUNTY, GEOR- | all terms of the Deed to | though not required by law to do so) is: Rocket | GEORGIA, GWINNETT COUNTY | Said legal description ing controlling, how |
| ch are a lien, but not | James W. Carden | lars (\$5,500,000.00) with | cumbrances, zoning ordi- | GIA RECORDS, SAID | Secure Debt, who can be reached at (404) 974-4537 | Mortgage, LLC f/k/a | By virtue of a Power of | the property is n |
| lue and payable), (b) matters which might | c/o Timothy B. Smith 485 S. Perry Street | interest thereon as pro- vided therein, with said | nances, restrictions, covenants, and any mat- | PLAT IS REFERRED TO FOR A MORE COM- | or by writing to 3522 Ash- ford Dunwoody Rd NE | Quicken Loans, LLC, Loss Mitigation Dept., | Sale contained in that certain Security Deed | commonly known as MERRITT DR |
| isclosed by an accu- | Lawrenceville, Georgia | Note being modified by that certain Amended | ters of record superior to the above-referenced Se- | TO FOR A MORE COM- PLETE DESCRIPTION. | #505, Atlanta GA 30319. | 635 Woodward Ave., De- | from HELEN J STANIEWICZ and GRE- | LAWRENCEVILLE, |
| survey and inspec- of the property, and | 770-962-4437 | and Restated Promissory | curity Deed. To the best | The debt secured by said Deed to Secure Debt has | The property is being sold subject to: (a) any | troit, MI 48226, Tele- phone Number: (800) | GORY F STANIEWICZ | 30044. The indebtedness |
| all matters of record rior to the Deed to | | Note dated June 1, 2022, which increased the prin- | of the undersigneds knowledge, information, | been and is hereby de- clared due because of, | outstanding ad valorem taxes (including taxes | 508-0944. Nothing in O.C.G.A. Section 44-14- | to Mortgage Electronic Registration Systems | cured by said Secu Deed has been and |
| re Debt first set out | Attorneys for James W. | cipal amount of the Note to Five Million Seven | and belief, equitable title to the Property is held by | among other possible events of default, failure | which are a lien, but not | 162.2 shall be construed | Inc., as grantee, as nomi- nee for Home America | hereby declared due |
| e, including, but not ed to, assessments, | 485 S. Perry Street | Hundred Seventy-Six | Grantor and the current | to pay the indebtedness | yet due and payable); (b) unpaid water or | to require a secured creditor to negotiate, | Mortgage, Inc. , dated | cause of default u the terms of said Se |
| encumbrances, g ordinances, ease- | Lawrenceville, Georgia 30046 | Thousand Two Hundred Eighty-Two and 59/100 | tenant CR Fitness Bu- ford, LLC has possession | as and when due and in the manner provided in | sewage bills that consti- tute a lien against the | amend, or modify the terms of the mortgage | September 10, 2001, recorded September 18, | ty Deed. The inde ness remaining in |
| restrictions, | 770-962-4437 | Dollars (\$5,776,282.59) | of the Property. | the Note and Deed to Se- | property whether due | instrument. | 2001, in Deed Book 24502, Page 0234, Gwinnett | fault, this sale wil |
| nants, etc. The sale be conducted subject | ACTING AS A DEBT | (hereinafter, the Note), as further modified by | The entity that has full authority to negotiate, | cure Debt. Because the debt remains in default, | and payable or not yet due and payable and | ROCKET MORTGAGE, LLC F/K/A QUICKEN | County, Georgia | made for the purpos paying the same, al |
|) confirmation that ale is not prohibited | COLLECTOR AT- TEMPTING TO COL- | that certain Second Loan Modification Agreement | amend, and modify all terms of the Note and Se- | this sale will be made for the purpose of paying the | which may not be of record; (c) the right of | LOANS, LLC as Attorney in Fact for | Records, said Security Deed having been given | penses of the sale cluding attorneys |
| r the U.S. Bankrupt- | LECT A DEBT. ANY | by and between Grantor | curity Deed is: CL-E CIB | same and all expenses of | redemption of any taxing | MICHAEL HAWKINS | to secure a Note of even | (notice to collect s |
| ode; and (2) final rmation and audit of | TAINED WILL BE | and CL-E CIB Loan Com- pany, LLC dated October | Loan Company, LLC, c/o Envoy Net Lease Part- | this sale, as provided in the Deed to Secure Debt | authority; (d) any mat- ters which might be dis- | FIRM MAY BE HELD | date in the original prin- cipal amount of One Hun- | having been given) all other payments |
| status of the loan the holder of the se- | USED FOR THAT PUR- | 28, 2022, and as further modified by that certain | ners, Attn: Eric Spokas, 1363 Shermer Road, Suite | and by law, including at- torneys fees (notice of in- | closed by an accurate survey and inspection of | TO BE ACTING AS A DEBT COLLECTOR, | dred Seventy-Five Thou- sand Nine Hundred Fifty | vided for under terms of the Sec |
| y deed. Pursuant to | 7/5 12 19 26 2023 | Third Loan Modification | 309, Northbrook, Illinois | tent to collect attorneys | the property, and any as- | UNDER FEDERAL | and 00/100 dollars | Deed. |
| G.A. Section 9 13 , which allows for | | Agreement by and be- tween Grantor and CL-E | 60062, telephone number: (847) 239-6966. | fees having been given). PENNYMAC LOAN | sessments, liens, encum- brances, zoning ordi- | LAW. IF SO, ANY IN- FORMATION OB- | (\$175,950.00), with inter- est thereon as provided | Said property will be on an as-is basis wit |
| in procedures re- ing the rescission of | gpn11 | CIB Loan Company, LLC dated February 7, 2023. | The sale will be conduct- ed subject to (1) confir- | SERVICES, LLC holds the duly endorsed Note | nances, restrictions, covenants, and matters | TAINED WILL BE USED FOR THAT PUR- | for therein, said Security Deed having been last | any representation, ranty or recourse ag |
| ial and nonjudicial | Power | There will be sold by the | mation that the sale is | and is the current as- | of record superior to the | POSE. | sold, assigned and trans- | the above-named or |
| in the State of gia, the Deed Under | State of Georgia, County of Gwinnett | undersigned at public outcry to the highest bid- | not prohibited under the U.S. Bankruptcy Code; | signee of the Security Deed to the property. | Deed to Secure Debt first set out above. | Attorney Contact: Rubin Lublin, LLC, 3145 Avalon | ferred to Nationstar Mortgage LLC, there will | undersigned. The will also be subject t |
| r and other foreclo- documents may not | | der for cash before the Courthouse door at Gwin- | and (2) final confirma- tion and audit of the sta- | PENNYMAC LOAN SERVICES, LLC, acting | The sale is being con- ducted subject to (1) con- | Ridge Place, Suite 100, Peachtree Corners, GA | be sold at public outcry to the highest bidder for | following items v may affect the title: |
| rovided until final | tained in a Security Deed | nett County, Georgia | tus of the loan by the | on behalf of and, as nec- | firmation that the sale is | 30071 | cash at the Gwinnett | outstanding ad val |
| mation and audit of tatus of the loan as | given by Kali Borders to Mortgage Electronic | within the legal hours of sale on Tuesday, August | holder of the Security Deed. | essary, in consultation with PENNYMAC LOAN | not prohibited under the U.S. Banruptcy Code and | Telephone Number: (877) 813-0992 Case No. | County Courthouse, with- in the legal hours of sale | taxes (including taxes which are a lien, which |
| ded in the preceding raph. PENNYMAC | Registration Systems, Inc., as nominee for Win- | 1, 2023, the following de- scribed property (here- | CL-E CIB Loan Compa- ny, LLC, as Agent and | SERVICES, LLC (the current investor on the | (2) final confirmation and audit of the loan with | QKN-23-02532-1 Ad Run Dates 07/05/2023, | on the first Tuesday in August, 2023, all property | or not now due payable); the right (|
| SERVICES, LLC | trust Mortgage, a divi- | inafter, the Property): | Attorney in Fact for Mat- | loan), is the entity with | the holder of the Deed to | 07/12/2023, 07/19/2023, | described in said Securi- | demption of any t |
| torney in Fact for Y FOREST AND | sion of Barrington Bank & Trust Company, N.A. | ALL THAT TRACT OR | tiace Buford Develop- ment Company II, LLC | the full authority to nego- tiate, amend, and modify | Secure Debt. Pursuant to O.C.G.A. § 9-13-172.1, | 07/26/2023 | ty Deed including but not limited to the following | authority; matters v would be disclosed b |
| LAW FIRM IS | (the Secured Creditor), | PARCEL OF LAND LY- ING AND BEING IN | Patrick M. Sneed, Esq. Davis, Pickren, Seydel & | all terms of the loan. Pursuant to O.C.G.A. § 44 | which allows for certain procedures regarding the | Gpn11 gdp2470 | described property: ALL THAT TRACT OR | accurate survey or b inspection of the pr |
| NG AS A DEBT | and Recorded on March | LAND LOT 219 OF THE | Sneed, LLP | 14 162.2, PENNYMAC | rescission of judicial and | NOTICE OF SALE UN- DER POWER | PARCEL OF LAND LY- | ty; all z |
| ECTOR AT- PTING TO COL- | and Page No. 116, Gwin- | GWINNEIT COUNTY, | 285 Peachtree Center Av- enue NE | LOAN SERVICES, LLC may be contacted at: | non-judicial sales in the State of Georgia, the | GEORGIA, GWINNETT | ING AND BEING IN LAND LOTS 272 & 257 OF THE 7TH DISTRICT | ordinances; assessments; liens; |
| A DEBT. ANY RMATION OB- | nett County, Georgia records, conveying the | GEORGIA AND BEING MORE PARTICULARLY | 2300 Marquis Two Tower Atlanta, Georgia 30303 | PENNYMAC LOAN | Deed Under Power and other foreclosure docu- | COUNTY By virtue of a Power of | OF THE 7TH DISTRICT OF GWINNETT COUN- | cumbrances; re tions; covenants, |
| ED WILL BE | after-described property | DESCRIBED AS FOL- | Telephone: (404) 588-0505 | SERVICES, LLC, 3043 TOWNSGATE ROAD, | ments may not be pro- | Sale contained in that | TY, GEORGIA, BEING | any other matters |
| D FOR THAT PUR- 00000009837071 | to secure a Note of even date in the original prin- | BEGIN AT A CON- | Facsimile: (404) 582-8823 psneed@dpsslegal.com | SUITE 200, WESTLAKE VILLAGE, CA 91361, 866 549 3583. Please note | vided until final confir- mation and audit of the | certain Security Deed from MARIA E DRAKE | LOT 78, BLOCK "A", PHASE I, SECRET | record superior to Security Deed. |
| RETT DAFFIN PPIER TURNER & | cipal amount of \$317,500.00, with interest | CRETE MONUMENT FOUND LOCATED AT | 7/5,12,19,26,2023 | 549 3583. Please note that, pursuant to | status of the loan as pro- vided immediately | to MORTGAGE ELEC- TRONIC REGISTRA- | COVE SUBDIVISION, AS PER PLAT RECORDED | To the best of the kill edge and belief of th |
| EL, LLP 4004 Belt | at the rate specified | THE SOUTHERNMOST | GDP3001 | O.C.G.A. § 44 14 162.2, the secured creditor is not | above. | TION SYSTEMS, INC., AS GRANTEE, AS NOM- | IN PLAT BOOK 42, PAGE 132, GWINNETT | dersigned, the owner |
| Road, Suite 100 Ad- Texas 75001 Tele- | to Wintrust Mortgage, a | INTERSECTION OF | gpn11 NOTICE OF FORECLO- | required to amend or | Notice has been given of this foreclosure and of | INEE FOR HOME- | COUNTY, GEORGIA | party in possession a property is D |
| : (972) 341 5398. /5 12 19 26 2023 | division of Barrington Bank & Trust Company, | THE NORTHWESTER- LY RIGHT-OF-WAY OF | SURE SALE UNDER POWER GWINNETT | modify the terms of the loan. To the best knowl- | the intention to collect attorneys fees in accor- | WARD RESIDENTIAL, INC, ITS SUCCESSORS | RECORDS, WHICH PLAT IS INCORPORAT- | REYES, or tenants(The sale will be con |
| GDP2939 | N.A. by assignment that | PLUNKETT ROAD | COUNTY, GEORGIA | edge and belief of the un- | dance with the terms of | AND ASSIGNS., dated December 4, 2018, | ED HEREIN BY REF- ERENCE AND MADE A | ed subject (1) to co |
| gpn11 | is or to be recorded in the Gwinnett County, | | NOTICE OF FORECLO- SURE SALE UNDER | dersigned, the party/par- ties in possession of the | the note at least 30 days prior to the scheduled | recorded December 20, | PART HEREOF. | mation that the sa not prohibited unde |
| DTICE OF SALE | Georgia Records, there will be sold by the under- | LY RIGHT-OF-WAY OF | POWER GWINNETT | subject property known | sale by writing, sent cer- tified return receipt mail | 2018, in Deed Book 56322, Page 00612, Gwinnett | Said legal description be- ing controlling, however | U.S. Bankruptcy and (2) to final confi |
| DEED | signed at public outcry to | | der and by virtue of the | LEY CIRCLE, | and regular mail to the | County, Georgia | the property is more | tion and audit of the |
| SECURE DEBT RGIA, GWINNETT | the highest bidder for cash at the Gwinnett | DRIVE)(VARIABLE R/W), THENCE NORTH 22 DEGREES 00 MIN- UTES 56 SECONDS EAST A DISTANCE OF 9.99 FEET ALONG SAID MITEE TO A DOINT. | der and by virtue of the Power of Sale contained in a UCC Financing Statement held by Edwin | LAWRENCEVILLE, GEORGIA 30044 is/are: | debtor. Said property is being sold as the proper- | Records, said Security Deed having been given | commonly known as 4545 BROWNING TR, SUG- | tus of the loan with holder of the Sec |
| COUNTY use of the default in | County Courthouse with- | 22 DEGREES 00 MIN- UTES 56 SECONDS | Statement held by Edwin C. Freeman, filed, and | DERWIN SMITH or ten- | ty of CC Image LLC and/or KDS Partners | to secure a Note of even date in the original prin- | ARHILL, GA 30518. The indebtedness se- | Deed. The entity having fu |
| ayment of the in- | on the first Tuesday in | EAST A DISTANCE OF | recorded in the Gwinnett | ant/tenants. Said proper- ty will be sold subject to | LLC, and the proceeds of | cipal amount of One Hun- | cured by said Security | thority to nego |
| dness secured by a to Secure Debt exe- | ing described property: | MILK IO A FOINT, | County, Georgia Records, on April 17, 2023 | (a) any outstanding ad valorem taxes (including | the sale will be applied to the payment of said in- | dred Fourteen Thousand One Hundred and 00/100 | Deed has been and is hereby declared due be- | amend or modify terms of the loan |
| by RC GROUP IN- MENTS LLC to the | All that tract or parcel of | THENCE SOUTH 70 DE- GREES 49 MINUTES 06 | in the Office of the Clerk of Superior Court of | taxes which are a lien, but not yet due and | debtedness, the expense of said sale, as provided | dollars (\$114,100.00), with interest thereon as pro- | cause of default under the terms of said Securi- | though not required law to do so) is: S |
| TE OF KAY | Land Lot 32 of the 6th | SECONDS WEST A DIS- | Gwinnett County, Geor- | payable), (b) any mat- | in said deed, and the un- | vided for therein, said | ty Deed. The indebted- | Portfolio Servicing, |
| RL CARDEN | | TANCE OF 135.70 FEET ALONG THE PRO- | gia Records, conveying | ters which might be dis- | dersigned will execute a deed to the purchaser as | Security Deed having been last sold, assigned | ness remaining in de- | Loss Mitigation D |

TO SECURE DEBT GEORGIA, GWINNETT COUNTY Because of the default in the payment of the in-debtedness secured by a Deed to Secure Debt exe-Deed to Secure Debt exe-cuted by RC GROUP IN-VESTMENTS LLC to the ESTATE OF KAY PEARL CARDEN GRANT, dated May 15, 2012, and recorded in Deed Book 51373, page 647, of the records of the Clerk of the Superior Court of Gwinnett Coun-ty, Georgia; said deed having been transferred to JAMES W. CARDEN by Assignment of Securi-ty Deed dated May 15, by Assignment of Securi-ty Deed dated May 15, 2012, and recorded in Deed Book 51493, page 180, Gwinnett County Records; said deed hav-ing been modified by Modification of Deed to Secure Debt dated February 20, 2013, and recorded in Deed Book 52203, page 274, Gwinnett County Records; and said deed having been

County Records; and said deed having been last modified by Modifi-cation Agreement dated February 15, 2019 and recorded in Deed Book 56580, page 130, Gwinnett County Records, JAMES W. CARDEN, pursuant to said deed and the note thereby secured, has de-clared the entire amount of said indebtedness due of said indebtedness due and and payable and pur suant to the power o sale contained in said deed will on the first Tuesday in August 2023, during the legal hours of sale at the Courthouse

The Georgia Records, there will be sold by the under-signed at public outdry to the highest bidder for cash at the Gwinnett County Courthouse with-in the legal hours of sole on the first Tuesday in August, 2023, the follow-ing described property: All that tract or parcel of thand Lof 32 of the 6th District, Gwinnett Coun-ty, Georgia, being Lof 61. Block A., Tuscan Ridge Subdivision, as per plat recorded In Plat Book 19, Pages 136-139, Gwin-nett County, Georgia bits reference and made a part of this de-recorded in Plat book 19, Pages 136-139, Gwin-nett County, Georgia bet secured by said Security Deed has been due because of, among other possible events of this sole, as provided in the purpose of paving the same and all expenses of this sole, as provided in the Security Deed not be fund lift be secured by said secause the debt re-mains in default, this sole will be made for the some and all expenses of this sole, as provided in the Security Deed and by fue, folicre of paving the some and all expenses of this sole, as provided in the Security Deed and by fue, folicre of paving the some and all expenses of this sole, as provided in the Security Deed and by for (Lotic of inter to collect attorney's fees hore and is the current assignee of the Security net of the loan. Pursuant to O.C.G.A, \$44-14 14-162.2, Nationstar Mortgage, LLC d/b/a Mr. Cooper is the entity with the full authority to negotiat, armed, and modify all terms of the loan. Prevsuant to O.C.G.A, \$44-14 14-162.2, Nationstar Mortgage, LLC d/b/a Mr. Cooper is the entity with the full authority to negotiat, armed, and modify all terms of the loan. Prevsuant to O.C.G.A, \$44-14 14-162.2, Nationstar Mortgage, at (LS3) 688-2565 or by writing to 350 Highland Drive, Lewisville, TX 7867. Please note that, pur-stat. The beest knowledge and belief of the under-to the best knowledge and belief of the under-tor the be 75067. 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 underand belief of the under-signed, the party/parties in possession of the sub-ject property known as 32% TUSCAN RIDGE DRIVE, SNELLVILLE, GA 30039 is/are: Kali Borders or tenant/ten-ants. 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 yet due and payable), (b) any matters which might be disclosed by an accu-rate survey and inspec-tion of the property, and (c) all matters of record superior to the Security Deed first set out above, including, but not limited to, assessments, liens, encumbrances, easements, restrictions, covenants, etc. POINT; THENCE ALONG A CURVE TO THE RIGHT FOR AN ARC LENGTH FOR AN ARC LENGTH OF 145.04 FEET, HAV-ING A RADIUS OF 255.50 FEET, BEING SUBTENDED BY A restrictions, covenants, etc. The sale will be conduct-ed subject to (1) confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirma-tion and audit of the sta-tus of the loan with the holder of the security deed. deed. Pursuant to O.C.G.A. §9-13-172.1, which allows for certain procedures re-garding the rescission of garding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclo-sure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. provided in the preceding paragraph. Funds used at sale shall be in certified funds and payable to Bell Carring-ton Price & Gregg, LLC. Wintrust Mortgage, a di-vision of Barrington Bank & Trust Company, N.A. as Attorney in Fact for Kali Borders. Any information obtained on this matter may be TANCE OF 107.88 FEET TO AN IRON PIN SET; THENCE SOUTH 30 DE-GREES 27 MINUTES 03 SECONDS EAST A DIS-TANCE OF 347.50 FEET TO A PK NAIL FOUND, SAID PK NAIL BEING THE TRUE POINT OF BE-GINNING. Any information obtained on this matter may be used by the debt collec-tor to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Hey-ward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File: 23-54107 7/5,12,19,26,2023 NAIL BEING THE TRUE POINT OF BE-GINNING. THE ABOVE DE-SCRIBED TRACT CON-TAINS AN AREA OF 4.795 ACRES. Commonly known as: 3740 Buford Drive, Bu-ford, Georgia 30519 Together with all fix-tures and personal prop-erty attached to and con-stituting a part of said Property as referred to in the Security Deed and any exhibits thereto. Being improved property known as 3740 Buford Drive, Buford, Georgia 30519. The debt secured by the boove Security Deed has GDP2998 gpn11 NOTICE OF SALE UNDER POWER Under and by virtue of the Power of Sale con-toined in that certain Deed to Secure Debt, As-signment of Rents and Security Agreement dat-ed July 9, 2021, given by Mattiace Buford Devel-opment Company II, LLC (hereinafter, Grantor) to CL-E CIB Loan Compa-ny, LLC, as recorded on July 9, 2021 in Deed Book \$8938, Page 00691, Superi-or Court of Gwinnett County, Georgia records, GDP2998 above Security Deed has been and is hereby de-clared due because of, among other possible events of defaults, fail-

SOUTH 45 DEGREES 13 MINUTES 22 SECONDS WEST, FOR A DIS-TANCE OF 41.58 FEET TO A POINT; THENCE NORTH 30 DE-GREES 37 MINUTES 34 SECONDS WEST A DIS-TANCE OF 993.38 FEET TO A 1° OPEN TOP PIPE FOUND; THENCE NORTH 59 DE-GREES 33 MINUTES 00 SECONDS EAST A DIS-TANCE OF 725.32 FEET TO A 1/2° REBAR TANCE OF 723-32, TEBAR FOUND; THENCE SOUTH 42 DE-GREES 05 MINUTES 40 SECONDS EAST A DIS-TANCE OF 166.80 FEET TO A POINT: 255.50 FEET, BEING SUBTENDED BY A CHORD DEGREES 49 MINUTES 56 SECONDS EAST, FOR A DISTANCE OF 143.10 FEET TO A PK NAIL FOUND; THENCE SOUTH 59 DE-GREES 32 MINUTES 57 SECONDS WEST A DIS-TANCE OF 22.12 FEET TO A PK NAIL FOUND; THENCE NORTH 30 DE-GREES 27 MINUTES 03 SECONDS WEST A DIS-TANCE OF 65.43 FEET TO A PK NAIL FOUND; THENCE SOUTH 59 DE-GREES 27 MINUTES 57 SECONDS WEST A DIS-TANCE OF 375.36 FEET TO A PK NAIL FOUND; THENCE SOUTH 59 DE-GREES 27 MINUTES 53 SECONDS WEST A DIS-TANCE OF 375.36 FEET TO A PK NAIL FOUND; THENCE SOUTH 50 DE-GREES 27 MINUTES 53 SECONDS WEST A DIS-TANCE OF 5.00 FEET TO A PK NAIL FOUND; THENCE SOUTH 59 DE-GREES 32 MINUTES 53 SECONDS WEST A DIS-TANCE OF 5.00 FEET TO A PK NAIL FOUND; THENCE SOUTH 59 DE-GREES 32 MINUTES 53 SECONDS WEST A DIS-TANCE OF 5.00 FEET TO A PK NAIL FOUND; THENCE SOUTH 59 DE-GREES 32 MINUTES 53 SECONDS WEST A DIS-TANCE OF 5.00 FEET TO A PK NAIL FOUND; THENCE SOUTH 59 DE-GREES 32 MINUTES 53 SECONDS WEST A DIS-TANCE OF 5.00 FEET TO A PK NAIL FOUND; THENCE SOUTH 59 DE-GREES 32 MINUTES 53 SECONDS WEST A DIS-TANCE OF 5.00 FEET TO A PK NAIL FOUND;

der and by virtue of the Power of Sale contained in a UCC Financing Statement held by Edwin C. Freeman, filed, and recorded in the Gwinnett County, Georgia Records, on April 17, 2023 in the Office of the Clerk of Superior Court of Gwinnett County, Geor-gia Records, conveying the after-described prop-erty to collect a debt in the amount of Four Mil-lion Fourteen Thousand Eighty Three Dollars and Sixty-Six Cents (\$4.014.083.66), 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 July 12, 2023, the follow-ing described property. John ID, Joh foreclosure. Said proper ty will be sold subject any outstanding ad val-orem 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 assess-ments, liens, encum-brances, zoning ordi-nances, restrictions, covenants, and matters of record superior to the covenants, and matters of record superior to the UCC Financing State-ment first set out above. To the best knowledge, and belief of the under-signed, the party in pos-session of the property is Wendy Lovejoy, and Elizabeth Witter; and said property is more commonly known as 2908 Grey Moss Pass. Duluth. Sala property is more commonly known as 2908 Grey Moss Pass, Duluth, GA, 30097. The sale will be conducted subject to (1) confirmation that the sale is not prohibited un-der the U.S. Bankruptcy Code (2) final confirma-tion, and audit of the sta-tus of the debt with the holder of the UCC Fin-nancing Statement, and (3) any right of redemp-tion or other lien not ex-tinguished by foreclo-sure. EDWIN C. FREE-MAN, 370 Plainfield Street, Fayetteville, GA 30215 347-841-1636 is hold-er of UCC Financing Statement file no: 067-2023-003443 7/5,12,19,26,2023 GDP3002 GDP3002 gpn11 Notice of Sale Under Power. State of Georgia, County of GWINNETT. Under and by virtue of the Power of Sale con-tained in a Deed to Se-cure Debt given by DER-WIN SMITH to MORT-GAGE ELECTRONIC REGISTRATION SYS-TEMS, INC., AS GRANTEE, AS NOMI-NEE FOR TAYLOR MORRISON HOME FUNDING, INC., ITS SUCCESSORS AND AS SIGNS, dated 03/31/2022, and Recorded on 04/25/2022 as Book No. 59893 and Page No. 121, Georgia records, as last assigned to PENNYMAC LOAN SERVICES, LLC GDP3002 assigned to PENNYMAC LOAN SERVICES, LLC (the Secured Creditor), by assignment, convey-ing the after described property to secure a Note of even date in the original principal amount of \$522,080,00, with inter-est at the rate specified

GEORGIA 30044 is/are: DERWIN SMITH or ten-ant/tenants. Said proper-ty will be sold subject to (a) any outstanding ad thinking and 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 mat-ters which might be dis-closed by an accurate survey and inspection of the property, and (c) all matters of record superi-ncluding, but not limited to, assessments, liens, restrictions, covenants, etc. The sale will be con-ducted subject to (1) con-firmation that the sale is ducted subject to (1) con-firmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirma-tion and audit of the sta-tus of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures re-garding the rescission of Georgia, the Deed Under Power and other foreclo. Georgia, the Deed Under Power and other foreclo-sure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for DERWIN SMITH. THIS LAW FIRM IS ACTING AS A DEBT COLLEC-TOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PUR-POSE. 0000009827858 BARRETT DAFFIN ERAPPIER, TURNER & GDP3038 Bynil NOTICE OF SALE UNDER POWER UNDER UND 46.53 feet to a point; Thence north 32 degrees 46 minutes 25 seconds west a distance of 170.70 feet to a point; thence NORTH 30 degrees 46 minutes 48 seconds west a distance of 386.25 feet to a point; thence north 29 degrees 32 minutes 01 seconds west a distance of 256.59 feet to a point; thence north 29 degrees 39 minutes 15 seconds west a distance of 0.65 feet to an iron pin set; said iron pin being the TRUE POINT OF BE-GINNING; thence degrees 31 minutes 22 seconds west a distance of 176.62 feet to an iron pin set; thence north 29 degrees 31 minutes 15 seconds west a distance degrees 39 minutes 15 seconds west a distance of 150.00 feet to an iron pin set; thence north 55 degrees 31 minutes 22 seconds east a distance of 176.62 feet to an iron pin found on the south-western right-of-way of Azalea Drive; thence

and regular mail to the debtor. Said property is being sold as the proper-ty of CC Image LLC and/or KDS Partners LLC, and the proceeds of the sole will be applied to the payment of said in-debtedness, the expense of said sale, as provided in said deed, and the un-dersigned will excepted added to the purchaser as provided in the afore-mentioned Deed to Secure Debt, RLO Holding LLC, attorney in fact for CC Image LLC by virtue of that Deed to Secure Debt found at Gwinnett County Deed Book Sy86, Page 199. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AND IS ATTEMPTING TO COL-LECT A DEBT. ANY INFORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. For information concern-ing this sale contact: John Coleman, Esa, Coleman Law, LLC 675 Seminole Ave NE, Suite 302 Atlanta, Georgio 30307

cipal amount of One Hun-dred Fourteen Thousand One Hundred and 00/100 dollars (\$114,100.00), with interest thereon as pro-vided for therein, said Security Deed having been last sold, assigned and transferred to NewRez LLC *d/b/a* Shell-point Mortgage Servic-ing, there will be sold at public outcry to the high-est bidder for cash at the Gwinnett County Court-house, within the legal hours of sale on the first Tuesday in August, 2023, all property described in said Security Deed in-cluding but not limited to the following described property:

Suite 302 Atlanta, Georgia 30307 Telephone: 404.974.4537 Facsimile: 404.592.6191 **7:5,12,19,26,2023**

Gpn11

gdp2314 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY Du video of a Dovor of COUNTY By virtue of a Power of Sale contained in that certain Security Deed from MICHAEL HAWKINS to MORT-GAGE ELECTRONIC REGISTRATION SYS-TEMS INC. AS GRANTEE, AS NOMI-NEE FOR ROCKET MORTGAGE, LLC FKA QUICKEN LOANS, LLC, dated January 20, 2022, recorded January 24, 2022, in Deed Book 59631, Page 243, Gwinnett Coun-ty, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Three Hundred Thou-sand and 00/100 dollars (S300,000,00), with inter-est thereon as provided for therein, said Security Deed having been last sold, assigned and trans-ferred to Rocket Mort-gage, LLC f/K/a Quicken Loans, LLC, there will be sold at public outery 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, all property described in Said Securi-ty Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 3 OF THE STH DISTRICT, GWIN-NETT COUNTY, GEOR-GIA, BEING KNOWN AS LOT 20, BLOCK A, SOUTHFORK PLANTAF TWO, AS PER PLAT OF SAME OF RECORD AT PLAT BOCK 76, PAGE 295, GWINNETT COUN-TY, GEORGIA RECORDS, SAID PLAT IS SPECIFICALLY IN-CORPORATED HEREIN BY REFERENCE AND MADE A PART HERE-OF FOR A MORE COM-PLATE LEGAL DE-SCRIPTION. Said legal description be-ing controlling, however commonly known as 3395 PRAIRIE DR, SNEL-PRAIRIE DR, S LVILLE, GA 30039. The indebtedness LVILLE, GA 30039. The indebtedness se-cured by said Security Deed has been and is hereby declared due be-cause of default under the terms of said Securi-ty Deed. The indebted-ness remaining in de-fault, this sale will be made for the purpose of paving the same. all expaying the same, all ex-penses of the sale, inpenses of the sale, in-cluding attorneys fees (notice to collect same having been given) and all other payments pro-vided for under the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, war-ranty or recourse against the above-named or the the above-named or the undersigned. The sale 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 re-demption of any taxing outbority: matters which authority; matters which would be disclosed by an

ALL THAT TRACT OR PARCEL OF LAND LY ING AND BEING IN LAND LOTS 179 AND 180, OF THE STH DIS-TRICT OF GWINNETT COUNTY, GEORGIA, BEING UNIT 59, BOCK B OF SPRINGLAKE COVE, A CONDOMINI-UM, UNIT THREE, PHASE B, AS PER PLAT RECORDED IN CONDOMINIUM PLAT BOOK 3, PAGES 2426, GWINNETT COUNTY, GEORGIA RECORDS. SUBJECT TO THAT CERTAIN DECLARA-TION OF SPRINGLAKE COVE, A CONDOMINI-UM, FILED FOR RECORD JULY 25, 2000, AND RECORDED 2011 DM, FILED FOR RECORD JULY 25, 2000, AND RECORDED AT DEED BOOK 20961, PAGES 224-258, GWIN-NETT COUNTY, GEOR GIA RECORDS, WHICH DECLARATION MAY BE AMENDED FROM TIME TO TIME AND WHICH TERMS AND WHICH TERMS AND WHICH TERMS AND CONDITIONS ARE IN-CORPORATED HEREIN AND MADE A PART HEREOF BY REFER-ENCE. Said legal description be-Said legal description being controlling, however the property is more commonly known as 404 SPRINGBOTTOM CT, LAWRENCEVILLE, GA LAWRENCEVILLE, GA 30046. The indebtedness se-cured by said Security Deed has been and is hereby declared due be-cause of default under the terms of said Securi-ty Deed. The indebted-ness remaining in de-fault, this sale will be made for the purpose of paying the same, all ex-penses of the sale, in-cluding attorneys fees (notice to collect same having been given) and all other payments pro-vided for under the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, war-ranty or recourse against the above-named or the sale ranty 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 re-demption of any taxing or not now due and payable); the right of re-demption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the proper-ty; all zoning ordinances; assessments; liens; en-cumbrances; restric-tions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowl-edge and belief of the un-dersigned, the owner and party in possession of the property is MARIA E DRAKE, or tenants(s). The sale will be conduct-ed subject (11) to confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code 30071 U.S. Bankruptcy Code and (2) to final confirma-tion and audit of the status of the loan with the holder of the Security tus of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (al-though not required by law to do so) is: NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Ser-vicing, Loss Mitigation Dept., 75 Beattie Place Ste. 300, Greenville, SC 29601, Telephone Num-ber: 800-365-7107. Nothing in O.C.G.A. Section 44-14 162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. NEWREZ LLC D/B/A SHELLPOINT MORT-GAGE SERVICING as Attorney in Fact for MARIA E DRAKE THE BELOW LAW

I he entity having full au-thority to negotiate, amend or modify all terms of the loan (al-though not required by law to do so) is: Select Portfolio Servicing, Inc., Loss Mitigation Dept., Salt Lake City, UT 84119, Telenbne Number: 888.

2317 S. Decker Lake Dr., Sait Lake City, UT 84119, Telephone Number: 888-818-6032. Nothins in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. WELLS FARGO BANK NATIONAL ASSOCIA-TION, AS TRUSTEE FOR SACO I TRUST 2005-2, MORTGAGE PASS-THROUGH CER-TIFICATES, SERIES 2005-2 as Attorney in Fact for DAISY REYES THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY IN-FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avaion Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. SPS-22-01016-4 Ad Run Dates 07/05/2023, 07/19/2023,

cause of default under the terms of said Securi-ty Deed. The indebted-ness remaining in de-fault, this sale will be made for the purpose of paying the same, all ex-penses of the sale, in-cluding attorneys fees (notice to collect same having been given) and all other payments pro-vided for under the terms of the Security Deed. Said property will be sold any representation, war-ranty 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 re-demption of any taxing authority; matters which would be disclosed by an inspection of the proper-ty; all zoning ordinances; assessments; liens; en-cumbrances; or the knowl-deg and belief of the un-dersigned, the owner and vertime beat of the weat of the un-derstigned, the owner and

edge and belief of the un-dersigned, the owner and party in possession of the property is HELEN J STANIEWICZ, GREGO-Ad Run Dates 07/05/2023 07/12/2023, 07/26/2023 07/19/2023, Gpn11 gdp2473 STATE OF GEORGIA COUNTY OF GWIN-NETT RY F STANIEWICZ, GREGO-RY F STANIEWICZ, or tenants(s). The sale will be conduct-COUNTY OF GWIN-NETT NOTICE OF SALE UN-DER POWER Because of a default un-der the terms of the Se-curity Deed executed by Ernest A. Hudson and Janet Watkins Hudson to Mortgage Electronic Registration Systems, Inc., as Nominee for North American Savings Bank, FSB dated April 6, 2015, and recorded in ed subject (1) to confir-mation that the sale is not prohibited under the not prohibited under the U.S. Bankruptcy Code and (2) to final confirma-tion and audit of the sta-tus of the loan with the holder of the Security Deed. The entity having full au-thority to negotiate, amend or modify all terms of the loan (al-though not required by law to do so) is: Nation-star Mortgage LLC, Loss Mitigation Dept., 8950 Bank, FSB dated April 6, 2015, and recorded in Deed Book 53499, Page 0492, as last modified in Deed Book 60412, Page 617, Gwinnett County Records, said Security Deed having been last sold, assigned, trans-ferred and conveyed to North American Savings Bank F.S.B. securing a Note in the original prin-cipal amount of star Mortgoge 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 to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. Bank F-S.B. securing a Note in the original prin-cipal amount of \$142,015,00, 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 con-tained in said Deed, will on the first Tuesday, September 5, 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 certain parcel of land situate in the City of Georgia bounded and de-scribed as follows: All terms of the mortgage instrument. NATIONSTAR MORT-GAGE LLC as Attorney in Fact for HELEN J STANIEWICZ, GREGORY F STANIEWICZ THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY IN-FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avaion Ridge Place, Suite 100, Peachtree Corners, GA 30071 Gwinnett and State of Georgia bounded and de-scribed as follows: All that tract or parcel of land lying and being in Land Loi 86 of the 7th District, Gwinnett Coun-ty Georgia, being Lot 39, Block B of Hearthstone Lake Subdivision. Unit Two, as shown on plat recorded in Plat Book 51, Page 87, Gwinnett Coun-ty, Georgia Records, which plat is incorporat-ed herein and made a part hereof by reference. Said property is known as 231 Allotoona Road, Lawrenceville, GA 3003; together with all fixtures and personal property at-tached to and constitut-ing a part of said proper-ty, if any. Said property will be sold subject to any outstand-ned allen, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accu-rate survey and inspec-tion of the property, ony assessments, liens, en-cumbrances, restrictions,
 30071
 Number:

 Telephone
 Number:

 (877)
 813-0992
 Case

 NAT-23-02553-1
 Ad Run Dates
 07/05/2023,

 07/12/2023,
 07/19/2023,
 07/19/2023,
 Gpn11 gdp NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that By virtue of a Power of Sale contained in that certain Security Deed from DAISY REYES to MORTGAGE ELEC-TRONIC REGISTRA-TION SYSTEMS INC. AS GRANTEE, AS NOMI-NEE FOR SOUTHSTAR FUNDING LLC dated NEE FOR SOUTHSTAR FUNDING, LLC, dated January 31, 2005, record-ed February 7, 2005, in Deed Book 41569, Page 0155, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Forty-Four Thousand Nine Hundred Fifty and 00/100 (\$44,950.00), with interest thereon as provided for (\$44,950.00), with interest thereon as provided for therein, soid Security Deed having been last sold, assigned and trans-ferred to Wells Fargo Bank National Associa-tion, as Trustee for SACO I Trust 2005-2, Mortgage Pass-Through Certificates, Series 2005-2, there will be sold at public outcry to the high-est bidder for cash at the Gwinnett County Court-house, within the legal hours of sole on the first Tuesday in August, 2003, all property described in soid Security Deed in-cluding but not limited to cumbrances, zoning ordi-nances, 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 indebt-edness and all expenses of said sale as provided in said Deed, and the bal ance, if any, will be discumbrances, zoning ordi ance, if any, will be dis-tributed as provided by The sale will be conducted by aw. The sale will be conduct-ed subject (1) to confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code

sale at the Courthouse door in Gwinnett County, Georgia, sell at public outcry to the highest bid-der for cash the property described in said deed, te with

der for cash the property described in said deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 174 OF THE STH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, CONTAIN-ING 2.0753 ACRES AC-CORDING TO A PLAT OF SURVEY PRE-PARED FOR KAY P. GRANT BY LANNES K. BURKHALTER, REGIS TERED LAND SUR-BURKHALTER, REGIS TERED LAND SUR-MARCH 17, 1995 AND RECORDED AT PLAT BOOK 66, PAGE 93-B, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCOR-PORATED HEREIN BY

GEORGIA RECORDS, WHICH PLAT IS INCOR-PORATED HEREIN BY REFERENCE AND BE-ING MORE PARTICU-LARLY DESCRIBED AS FOLLOWS: TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT A POINT WHEN AN IRON ROD IS SET AT THE INTER-SECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF VICTOR STREET AND FIGHT OF WAY OF VICTOR STREET AND FIGHT OF WAY OF U.S. HIGHWAY 29 (CRO-GAN STREET) WHICH IS THE TRUE POINT OF BEGINNING, THENCE PROCEED ALONG THE NORTH-WESTERLY RIGHT OF WAY OF U.S. HIGHWAY 29 (CROGAN STREET)

29 (CROGAN STREET) IN A SOUTHWESTERET) IN A SOUTHWESTERET) IN A SOUTHWESTERET) TO AN IRON ROD; THENCE PROCEED NORTH 48 DEGREES I3 MINUTES 28 SECONDS WEST A DISTANCE OF 156.27 FEET TO AN AXLE FOUND; THENCE PROCEED NORTH 35 DEGREES 40 MINUTES 59 SECONDS EAST A DISTANCE OF 77.91 FEET TO AN AXLE FOUND; THENCE PROCEED NORTH 35 DEGREES 40 MINUTES 59 SECONDS EAST A DISTANCE OF 77.91 FEET TO A POINT; THENCE PRO-CEED NORTH 49 DEGREES 60 MINUTES 00 MINUTES 00 SECONDS WEST A DIS-TANCE OF 100.42 FEET TO AN IRON ROD; THENCE PROCEED NORTH 36 DEGREES 58 MINUTES 59 SECONDS EAST A DISTANCE OF 334.42 FEET TO A POINT ALONG THE SOUTHWESTERLY RIGHT OF WAY OF VICTOR STREET, A DISTANCE OF 334.42 FEET TO AN ROM ROD WHICH IS THE TRUE POINT OF BEGINNING. THE SOUTHWESTERLY RIGHT OF WAY OF VICTOR STREET A DISTANCE OF 2307.7 FEET TO AN IRON ROD WHICH IS THE TRUE POINT OF BEGINNING. THE SOUTHWESTERLY THENCE PROCEED ALONG THE SOUTH WAY OF VICTOR STREET A DISTANCE OF 334.42 FEET TO AN IRON ROD WHICH IS THE TRUE POINT OF BEGINNING. THE SOUTHWESTERLY INANG 202 E Crogan Street, Lawrenceville, GA 30046. The salow-described real estate is more commonly known as 202 E Crogan Street, Cavrenceville, GA 30046. The solow-described real estate will be subject to ony unpaid taxes and other assessments which may be liens against the property. Notice has been given of the inten-tion to collect attorney's Stees in accordance with the terms of the note and MALDEN ALVAREZ LINARES and MIRIAM ARELLANO and the prodeed.

accurate survey or by an inspection of the proper-ty; all zoning ordinances; assessments; liens; en-cumbrances; restric-tions; covenants, and