9075 Foreclosures

and (2) to final confirma-tion and audit of the sta-tus of the loan with the secured creditor. KAREN

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The property is or may be in the possession of Ernest Hudson and Janet Watkins Hudson, succes-sor in interest or tenant (c)

(s). North American Savings Bank F.S.B. as Attorney-in-Fact for Ernest A. Hudson and Janet

Watkins Hudson File no. 23-080598 LOGS LEGAL GROUP LLP\* Attorneys and Counselors

LLP\* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA 30346 (770) 220-2535/\*\*\*CF, REFER-ENCE I.NITIALS\*\*\* https://www.logs.com/ \*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY IN-FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. 06/28/2023 7/12/2023 7/12/2023 08/09/2023 08/09/2023 08/23/2023



Gpn11 gdp2474 NOTICE OF FORECLO-SURE SALE UNDER POWER GWINN

GWINNETT COUNTY,

GWINNETT COUNTY, GEORGIA Under and by virtue of the Power of Sale con-tained in a Security Deed given by Bettie George to Wells Fargo Bank, N.A, dated May 20, 2016, and recorded in Deed Book 54327, Page 4, Gwinnett County, Geor-gia Records, subsequent-ly modified by a Loan Modification Agreement recorded January 3, 2020 LAWRENCEVILLE, GA recorded January 3, 2020 in Book 57155, Page 328 in the amount of Two 30044 To the best of the under-To the best of the under-signeds knowledge, the party or parties in pos-session of said property is/are KAREN FERNAN-DA MACZ AND MAR-GARITA GARCIA or ten-ant(s). The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible in the amount of Two Hundred Eighteen Thou-sand Three Hundred Eighty-Seven and 81/100 (\$218,387.81) Gwinnett County, Georgia Records, as last trans-ferred to U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquitrustee for RCF 2 Acqui-sition Trust by assign-ment recorded on August due and poyable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remain-ing in default, this sale will be made for the pur-pose of paying the same and all expenses of sale, including attorneys fees (notice of intent to col-lect attorneys fees havment recorded on August 15, 2022 in Book 60142 Page 465 in the Office of the Clerk of Superior Court of Gwinnett Coun-ty, Georgia Records, conveying the after-de-scribed property to se-cure a Note in the origi-nal principal amount of Two Hundred Twenty-Five Thousand and 0/100 dollars (\$225,000.00), with interest thereon as set

dollars (\$225,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court house door of Gwinnett County, Georgia, within the legal hours of sale on August 1, 2023, the fol-lowing described proper-

lect attorneys fees hav-ing been given).

AUgust 1, 2023, Inc. Io. Iowing described proper-ty: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT NO. 69, OF THE 6TH DISTRICT, OG GWINNETT COUNTY, GEORGIA, BEING 1.289 ACRES, MORE OR LESS, AS PER PLAT RECORDED IN PLAT BOOK 33, PAGE 305, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS HERE-OF BY REFERENCE THERETO FOR A MORE COMPLETE DE-SCRIPTION OF SAID PROPERTY, SAID PROPERTY BEING IMlowing described proper-PROPERTY. SAID PROPERTY BEING IM-PROPERTY BEING IM-PROVED PROPERTY NOW OR FORMERLY KNOWN AS 1514 HEWATT ROAD, AC-CORDING TO THE PRESENT SYSTEM OF NUMBERING IN GWIN-NETT COUNTY, GEOR-GIA

has full authority to ne-gotiate, amend, and mod-ify all terms of the mort-gage is as follows: Planet Home Lending, LLC 321 Research Parkway, Suite 303 Meriden, CT 06450 1-855-884-2250 Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or enti-ty is not required by law to negotiate, amend, or modify the terms of the GIA. BEING THE SAME PROPERTY AS THAT CONVEYED BY LIMIT-ED WARRANTY DEED DATED JUNE 11, 2010, EROM DWDD V LLC DATED JUNE FROM RWPO LLC

Foreclosures 9075 KAREN FERNANDA MACZ AND MARGARI-TA GARCIA to MORT-GAGE ELECTONIC REGISTRATION SYS-TEMS, INC., AS GRANTEE, AS NOMI-NEE FOR HOMESTAR FINANCIAL CORP. in the original principal amount of \$206,196.00 dat-ed December 29, 2017 and recorded in Deed Book \$5630, Page 120, Gwinnett County records, said Se-curity Deed being last transferred to PLANET HOME LENDING, LLC in Deed Book 60546, Page 802, Gwinnett County records, the undersigned will sell at public outrry to the highest bidder for cash, before the Court-house door in said Coun-ty, or at such other place as lawfully designated, within the legal hours of sale, on August 01, 2023, the property in said Se-curity Deed and de-scribed as follows: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING INV. EXTENDENT COUNTY, GEOR-GIA, BEING LOT 33 OF THE 6TH DISTRICT, GWIN-NETT COUNTY, GEOR-GIA, BEING LOT 33 NENT COUNTY, SENT, JAMES PLACE SUBDI-VISION, UNIT ONE AS PLAT RECORDED including attorneys fees (notice of intent to col-lect attorneys fees hav-ing been given). FERNANDA

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 accube disclosed by an accurate survey and inspecrate survey and inspec-tion of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, re-strictions, covenants, and matters of record superi-or to the Security Ded first set out above. Said sale will be conduct-ed subject to the follow-ing: (1) confirmation that the sale is not pro-hibited under the U.S.

Foreclosures

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that the sale is not pro-hibited 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. The name, address, and telephone number of the individual or entity who has full authority to ne-anticite, amend, and modgotiate, amend, and mod-ify all terms of the mortgage is as follows: NEWREZ LLC D/B/A Shellpoint Mortgage Ser-

vicing 75 Beattie Place, Suite 300

VISION, UNIT ONE AS PER PLAT RECORDED IN PLAT BOOK 56, PAGE 98, GWINNETT COUNTY, GEORGIA DECODOS WHICH RECORDS, WHICH RECORDED PLAT IS INCORPORATED

300 Greenville, SC 29601 866-825-2174 Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or enti-ty is not required by law INCORPORATED INCORPORATED HEREIN BY THIS REF-ERENCE AND MADE A PART OF THIS DE-SCRIPTION. SAID PROPERTY BEING KNOW AS 3290 SAINT JAMES PLACE AC-CORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUN-TY, GEORGIA. Said property being known as: 3290 SAINT JAMES PLACE GA to negotiate, amend, or modify the terms of the to negotiate, amend, or modify the terms of the mortgage. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COL-LECT A DEBT. ANY IN-FORMATION OB-TAINED MAY BE USED FOR THAT PURPOSE. NEWREZ LLC D/B/A SHELLPOINT MORT-GAGE SERVICING, as Attorney-in-Fact for SETH R. HURLBURT Robertson, Anschutz, Schneid, Crane & Part-ners, PLLC 13010 Morris Rd. Suite 450 Alpharetta, GA 30004 Phone: 470.321.7112 Firm File No. 23-102310 -DaG 06/28/2023, 07/05/2023, 07/05/2023, 07/05/2023,

07/05/2023, 07/19/2023, 07/12/2023, 07/26/2023.

## Gpn11

gdp2595 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY

COUNTY Under and by virtue of the Power of Sale con-tained in a Security Deed given by Patricia Alers to Homeside Lending, Inc., dated February 22, 2001, recorded in Deed Book 22880, Page 74, Gwinnett County, Geor-gia Records and as modi-fied by that certain Loan

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 accu-Guinner County, Geor-gia Records and as modi-fied by that certain Loan Modification Agreement recorded in Deed Book 57856, Page 120, Gwinnett County, Georgia Records, as last trans-ferred to MidFirst Bank by assignment recorded in Deed Book 29730, Page 249, Gwinnett County, Georgia Records, con-veying the after-de-scribed property to se-cure a Note in the origi-nal principal amount of be disclosed by an accu-rate survey and inspec-tion of the property; and tion of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, re-strictions, covenants, and matters of record superi-or to the Security Deed first set out above. Said sale will be conduct-ed subject to the follow-ing: (1) confirmation that the sale is not pro-hibited under the U.S. nal principal amount of ONE HUNDRED THOU-AND EIGHT HUNDRED THOU-SAND EIGHT HUN-DRED EIGHTY-FOUR AND 0/100 DOLLARS (\$100,884.00), with inter-est thereon as set forth therein, there will be sold at public outcry to the highest bidder for the highest bidder court. that the sale is not pro-hibited 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. The name, address, and telephone number of the individual or entity who has full authority to ne-antiate, amend, and modcash before the court-house door of Gwinnett

house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the le-gal hours of sale on the first Tuesday in Septem-ber, 2023, the following described property: SEE EXHIBIT A AT-TACHED HERETO AND MADE A PART HERE-OF

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 in the

particularly known as particularly known as 3365 Newcastle Way ac-cording to the present system of numbering houses in Gwinnett Coun-ty, Georgia. MR/ca 9/5/23 Our file no. 52977909 -FT17

Foreclosures

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OF

06/28/2023, 07/12/2023, 07/26/2023, 08/09/2023, 08/23/2023, FT17 06/21/2023 07/05/2023, 07/19/2023, 08/02/2023, 08/16/2023, 08/30/2023.

08/30/2023. Gpn11 gdp2724 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Security Deed from DENNIS R QUAT-TLEBAUM AKA DEN-NIS R QUATTLEBAUM, JR. to MORTGAGE ELECTRONIC REGIS-TRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR AMERI-CAN MORTGAGE NET-WORK, INC., A DELAWARE CORPORA-TION, dated August 20, 2000 § 13-1-11 having been given).
Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), the right of redemption of any tax-ing authority, any mat-ters which might be dis-closed by an accurate survey and inspection of the property, any assess-ments, liens, encum-brances, restrictions, covenants, and any mat-ters of the Security Deed first set out above. Said property will be sold on an "as-is" basis with-out any representation, warranty or recourse against the above-named WORK, INC., A DELAWARE CORPORA-TION, dated August 20, 2002, recorded Septem-ber 19, 2002, in Deed Book 28821, Page 103, Gwinnett County, Geor-gia Records, said Securi-ty Deed having been giv-en to secure a Note of even date in the original principal amount of Ninety-Four Thousand Five Hundred and 00/100 dollars (\$94,500.00), with interest thereon as pro-vided for therein, said Security Deed having been last sold, assigned and transferred to Car-rington Mortgage Ser-vices, LLC, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, with-in the legal hours of sale off an 'as-is' basis with out any representation, warranty or recourse against the above-named or the undersigned. Specialized Loan Servic-ing LC is the holder of the Secu-rity Deed to the property in accordance with OCGA § 44/14/62. The entity to negotiate, authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Spe-cialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Vii-lage, CO 80111, 800-306-6059.

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 111 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING THE VILLAGE AT WHITE BLUFF, PRE SURVEY FOR THE VILLAGE AT WHITE BLUFF, PRE SURVEY FOR THE VILLAGE AT WHITE BLUFF, PRE SURVEY R NO. 2900, DATED JUNE 3, 2002, RECORDED IN PLAT BOOK 920, PLAND, 2002, RECORDED IN PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Said legal description be-ing controlling, however the property is more commonly known s6 61 KENRIDGE DRIVE, SUWANEE, GA 30024. The indebtedness se-

commonly known as 661 KENRIDGE DRIVE, SUWANEE, GA 30024. 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 undersigned. The sale will also be subject to the following items which

deed.

Undersigned. The soil 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 uthority; matters which would be disclosed by an inspection of the proper-ty; all zoning ordinances; assessments; liens; en-cumbrances; restric-tions; covenants, and any other matters of record superior to said Security Deed. To the best of the un-dersigned, the owner and party in possession of the property is DENNIS R

first Tuesday in August, 2023, the following de-scribed property: SEE EXHIBIT A AT-TACHED HERETO AND MADE A PART HERE-DE Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee of Angel Oak Mortgage Trust 2023-1, Mortgage-Backed Certificates, Se-ries 2023-1 is the holder of the Security Deed to the property in accor-dance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc., OF 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 Mote and Security Deed. The debt remaining in

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Foreclosures

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, includ-ing attorney's fees (no-tice pursuant to 0.C.G.A. § 13-1-11 having been giv-en).

with the debtor is: Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, 888-818-6032. 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 under-signed, the party in pos-session of the property is Corey Desmond Walker

session of the property is Corey Desmond Walker or a tenant or tenants and said property is more commonly known as 1938 Austins Pointe Dr, Lawrenceville, Geor-gia 30043. Should a con-flict arise between the property address and the legal description the le-gal description will con-trol.

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

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee of Angel Oak Mortgage Trust 2023-1, Mortgage Backed Certificates, Se-ries 2023-1 as Attorney in Fact for Corey Desmond Walker McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076

Roswell, GA 30076 www.foreclosurehot-

Roswell, GA 30076 www.foreclosurehot-line.net EXHIBIT A ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT NO. 56, OF THE 7TH DISTRICT, OF GWINNETT COUNTY, GEORGIA, BEING LOT NO. 2, BLOCK A, AUSTINS POINTE SUB-DIVISION, F/K/A CHLOES MEADOW SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 109, PAGES PLAT RECORDED IN PLAT BOOK 109, PAGES WISED AT PLAT BOOK 110, PAGES 274-273, GWINNETT COUNTY, GEORGIA RECORDS, AS RE-VISED AT PLAT BOOK 110, PAGES 274-273, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS HERE-BY ADOPTED AND MADE A PART HERE-OF BY REFERENCE THERETO FOR A MORE COMPLETE DE-SCRIPTION OF SAID PROPERTY, BEING IMPROVED PROPER. LY KNOWN AS 1938 AUSTINS POINTE, AC CORDING TO THE PRESENT SYSTEM OF NUMBERING IN GWIN-NETT COUNTY, GEORGIA. Property address: 1930 lage, CO 80111, 800-306-6059. 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 under-signed, the party in pos-session of the property is Anne Sullivan, Estate of Anne Sullivan, Estate of Anne Sullivan, Estate of Anne Sullivan and Daniel Joseph Sullivan or a ten-ant or tenants and said property is more com-monly known as 618 Saranel Court, Lawrenceville, Georgia 30043. Should a conflict arise between the prop-erty address and the legal description the legal erty address and the le-gal description the legal description will control. The sale will be conduct-ed subject (1) to confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirma-tion and audit of the sta-tus of the loan with the holder of the security deed. Specialized Loan Servicing LLC as Attorney in Fact for

Ing LLL as Attorney in Fact for Anne Sullivan McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-line.net EXHIBIT A ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 130, 7TH DIS-TRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 25, BLOCK, A, WHITLOCK FARM SUBDIVISION, AS PER PLAT RECORDED AT PLAT BOOK 36, PAGE 141, GWINNETT COUN-TY, GEORGIA RECORDS, WHICH PLAT IS INCORPORAT-

COUNTY Under and by virtue of the Power of Sale con-tained in a Security Deed given by Anthony Holden to Mortgage Electronic Registration Systems, up as compto a promi TY, GEOŘGIA RECORDS, WHICH PLAT IS INCORPORAT-ED HEREIN BY REF-ERENCE. The right, if any, of The United States of America to redeem said land with-in 120 days from the date of the foreclosure sale held on August 1, 2023, as provided for by the Fed-eral Tax Lien Act of 1966 (Public Law 89-719). Inc., as grantee, as nomi-nee for Rocket Mort-gage, LLC, FKA Quicken gage, LLC, FKA QUICKEN Loans, LLC, its succes-sors and assigns, dated August 2, 2022, recorded in Deed Book 60125, Page 225, Gwinnett County, Georgia Records, as last transferred to LAKE-VIEW LOAN SEBVIC

Foreclosures 9075

Foreclosures

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description will control. The sale will be conduct-ed subject (1) to confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirma-tion and audit of the sta-tus of the loan with the holder of the security deed. LAKEVIEW LOAN SER-VICING, LLC as Attorney in Fact for

as Attorney in Fact for Anthony Holden McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-line net

Ine.net EXHIBIT A All that fract or parcel of land lying and being in Land Lot 12 of the 5th County, Georgia, being known and designated as tot & Block "C" Linit known and designated as Lot 8, Block "C", Unit Four of River Oak Hills Subdivision, as per plat of said subdivision recorded in Plat Book 14, Page 264, Gwinnett Coun-ty Georgia Records, which plat is incorporat-ed herein by reference and made a part hereof. MR/i,d 8//23 Our file no. 23-11849GA -MR/i.d 8/1/23 Our file no. 23-11849GA -FT18

07/05/2023, 07/12/ 07/19/2023, 07/26/2023. 07/12/2023,

Gpn11 gdp2744 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY

NETT COUNTY Pursuant to the Power of Sale contained in a Secu-rity Deed given by Imran Zulfigar Yusuf to Mort-gage Electronic Regis-tration Systems, Inc., as grantee, as nominee for Nations Direct Mort-gage,LLC, its successors and assigne dated Nations Direct Mort-gage,LLC, its successors and assigns. dated 5/15/2019 and recorded in Deed Book 56607 Page 145 Gwinnett County, Georgia records; as last transferred to or ac-quired by Nations Direct Mortgage, LLC, convey-ing the after-described property to secure a Note in the original prin-cipal amount of \$230,743.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on August 1, 2023 (being the first Tuesday of said month unless said date folls on a Federal Holiday, in which case being the first Wednes-day of said month), the following described prop-erty: ALL\_THAT\_TRACT\_OR

being the first Wednes-day of soid month), the following described prop-erty: NG AND BEING LAND LY-ING AND BEING LOF LAND LY-ING AND BEING LOT 26, BLOCK AND BEING LOT 26, BLOCK A, UNIT 2 OF SUGARLOAF MANOR SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 106, PAGE 207 REVISED AT PLAT BOOK 106, PAGE 207 REVISED AT PLAT BOOK 106, PAGE 207 REVISED AT PLAT BOOK 107, PAGE 282, WHICH RECORDED PLAT IS INCORPORAT-ED HEREIN BY REF-ERENCE AND MADE A PART OF THIS DE-SCRIPTION. BEING IMPROVED PROPERTY KNOWN AS 3357 DRAYTON MANDE A PART OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA RUN, ACCORDING TO THE PRESENT SYS-TEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA PARCEL NUMBERING HOUSES IN GWINNETT COUNTY, DECH AND PARCEL NUMBERI RSI09 501 The debt secured by said Security Decd has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and here for for the pay the indebtedness as and for the manner provided in the manner provided in the

default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Ded. 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

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Gpn11 gdp2746 NOTICE OF FORECLO-SURE SALE UNDER POWER GWINNETT COUNTY, CEOPCIA

lowing described proper

(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 accu-rate survey and inspec-tion of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, re-strictions, covenants, and matters of record superi-or to the Security Deed first set out above. Said sale will be conduct-ed subject to the follow-ing: (1) confirmation that the sale is not pro-hibited 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. The name, address, and POWER GWINNETT COUNTY, GEORGIA Under and by virtue of the Power of Sale con-tained in a Security Deed given by Eric Roden to Mortgage Electronic Registration Systems, Inc., as grantee, as nomi-nee for Market Street Mortgage Corporation, dated October 13, 2006, and recorded in Deed Book 47154, Page 177, Gwinnett County, Geor-gia Records, as last transferred to Arch Mortgage Assurance Company by assignment gia Records, as last transferred to Arch Mortgage Assurance Company by assignment recorded on June 1, 2023 in Book 60620 Page 472 in the Office of the Clerk of Superior Court of Gwin-nett County, Georgia Records, conveying the ofter-described property to secure a Note in the original principal amount of Forty-One Thousand Six Hundred and 0/100 dollars (\$1,600.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, within the legal hours of sale on August 1, 2023, the fol-lowing described proper-ture

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Foreclosures

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including

of the Security Deed. The name, address, and telephone number of the individual or entity who has full authority to ne-gotiate, amend, and mod-ify all terms of the mort-gage is as follows: Nationstar Mortgage LLC d/b/a Mr. Cooper 8950 Cypress Waters Blvd.

Blvd. Coppell, TX 75019 1-888-480-2432

1-888-480-2432 Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or enti-ty is not required by law to negotiate, amend, or modify the terms of the mortage

to negotiate, amend, or modify the terms of the mortgage. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COL-LECT A DEBT. ANY IN-FORMATION OB-TAINED MAY BE USED FOR THAT PURPOSE. NATIONSTAR MORT-GAGE LLC, as Attorney-in-Fact for JOSE SANCHEZ Robertson, Anschutz, Schneid, Crane & Part-ners, PLLC 13010 Morris Rd. Suite 450 Alphoretto, GA 30004 Phone: 470.321.7112 Firm File No. 23-120275 – LiV 06/28/2023, 07/05/2023,

06/28/2023, 07/12/2023, 07/26/2023. 07/05/2023, 07/19/2023,

07/12/023, 07/26/2023. Gpn11 gdp2747 STATE OF GEORGIA 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 John D. Freeman and Sunitha R. Freeman to Wells Fargo Bank, N.A. dated October 19, 2005, and recorded in Deed Book 44986, Page 153, Gwinnett County Records, said Security Deed having been last sold, assigned, trans-ferred and conveyed to U.S. Bank National Asso-ciation, as Trustee for Structured Adjustable Rate Mortgage Loan Trust Mortgage Loan Trust Mortgage Dass-Through Certificates, Se-ries 2006-2, securing a Note in the original prin-cipal amount of \$427,187.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said in-debtedness due and 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, Au-gust 1, 2023, during the legal hours of sale, be-fore the Courthouse door in said County, sell at public outcry to the high-est bidder for cash, the property described in said Deed, to-wit:

IV: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOTS 111 AND 112 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 73, BLOCK A, HUNT-CLIFF, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 63; PAGE 194, GWINNETT COUNTY, GEORGIA. WHICH PLAT IS INCOR-PORATED HEREIN AND MADE A PART AND MADE A PART HEREOF BY REFER-ENCE. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed di the other of the purpose of paying the same and all terms of the loan (al-though not required by law to do so) is: Arch Mortgage Insurance Company they can be contacted at (877) 642-442 for Loss Mitigotion Dept, or by writing for 230 North Elm Street, Greensboro, North Car-Suid property will be sold subject to any outstand-ing da valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), any accurate survey and inspection of the property, any assess ments, liens, encum-brances, zoning ordinances, restrictions, covenants, and matters of record superior to the Survey and supection of the property to the sold supect of the survey and inspection of the property any assess ments, liens, encum-brances, zoning ordinances of the superior to the Survey and supection of the property any assess ments, liens, encum-brances, zoning ordinances of the superior to the Survey and supection of the property and supection of the propecti

of record superior to the Security Deed first set out above. To the best knowledge and belief of the under-signed, the party in pos-session of the property is Edward Reid and Julie Reed or tenant(s); and said property is more commonly known as 895 Pointers Way, Lawrenceville, GA 30043. The sale will be conduct-ed subject to (1) confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemp-tion or other lien not ex-tinguished by forecloure. Arch Mortgage Assur-ance Company as Attor-ney in Fact for Eric Roden. den. Brock & Scott, PLLC 4360 Chamblee E woody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 23-07859 07/05/2023 07/05/2023 07/12/2023 07/26/2023 rate survey and inspec-tion of the property, any tion of the property, any assessments, liens, en-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 dis-tributed as provided by law.

ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 83 OF THE 7TH DISTRICT, GWIN-NETT COUNTY, GEOR-GIA, BEING LOT 28, BLOCK A, CLAIRE-MONT SUBDIVISION, AS PER PLAT RECORDED IN PLAT MONT SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 107, PAGE 300 AND PLAT BOOK 108, PAGE 1, GWINNETT COUNTY RECORDS, SAID PLAT BOOK 108, PAGE 1, GWINNETT COUNTY RECORDS, SAID PLAT BEING IN-CORPORATED HEREIN AND MADE A PART HEREOF BY REFER-ENCE. Soid property is known as 1816 Severbrook Place, Lawrencevile, GA 30043, together with all fixtures and personal property attached to and constituting 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), 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, any

inspec

NETT COUNTY, GEOR-GIA. Property address: 1938 AUSTINS POINTE DRIVE NE, LAWRENCEVILLE, GA 30043 Parcel ID #: R7056-400 MR/ca 8/1/23 Our file no. 20-03874GA -FTI 07/05/2023, 07/12/2023.

07/19/2023, 07/26/2023. Gpn11

gdp2738 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT

TO CONSTRANCE SPROSSEL, AS RECORDED JUNE 24, 2010, AT DEED BOOK 50135, PAGE 569, GWIN-NETT COUNTY, GEOR-GIA RECORDS. The debt secured by sold

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 indebted on the second and the second and the second and the second seco

07/26/2023.

The debit his sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, includ-ing attorneys fees (notice of intent to collect attor-neys fees having been given). 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: Selene Finance they can be con-tacted at (877) 735-3637 for Loss Mitigation Dept, or by writing to 3500 Olympus Boulevard, 5 th Floor, Suite 500, Coppell, Texas 75019, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), any mat-ters which might be dis-closed by an accurate survey and inspection of the property, any assess-ments, liens, encum-brances, zoning ordi-nances, and matters of record superior to the Security Deed first set of record superior to the Security Deed first set

ot record superior to the Security Deed first set out above. To the best knowledge and belief of the under-signed, the party in pos-session of the property is Arthur Andrew George or tenant(s); and said property is more com-monly known as 1514 **Hewatt Rd Sw, Lilburn, GA 30047.** The sale will be conduct-ed subject to (1) confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the security deed and (3) any right of redemp-tion or other lien not ex-tinguished by foreclo-sure. U.S. Bank Trust National

sure. U.S. Bank Trust National U.S. Bank Irust National Association, not in its in-dividual capacity but solely as owner trustee for RCF 2 Acquisition Trust as Attorney in Fact for Bettie George. Brock & Scoth, PLLC 4360 Chamblee Dun-woody Road woody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 23-10272 07/05/2023 07/12/2023 07/19/2023

Gpn11 gdp2545 STATE OF GEORGIA COUNTY OF GWIN-NETT NOTICE OF SALE UN-**DER POWER** Pursuant to the power of sale contained in the Se-curity Deed executed by

07/26/2023

the terms of the modify the terms of the mortgage. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COL-LECT A DEBT. ANY IN-FORMATION OB-TAINED MAY BE USED FOR THAT PURPOSE. DI ANET HOME LEND. when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be derault, 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, includ-ing attorney's fees (no-tice pursuant to O.C.G.A. § 13-1-11 having been giv-en). PLANET HOME LEND-ING LLC, as Attorney-in-Fact for KAREN FERNANDA MACZ AND MARGARI-TA GARCIA Robertson, Anschutz, Schneid, Crane & Part-ners, PLLC 13010 Morris Rd. Suite 450

Suite 450 Alpharetta, GA 30004 Phone: 470.321.7112 irm File No. 23-118700 -07/05/2023, 07/19/2023,

Gpn11 gdp2548 STATE OF GEORGIA COUNTY OF GWIN-

06/21/2023,

STATE OF GEORGIA COUNTY OF GWIN-NETT NOTICE OF SALE UN-DER POWER Pursuant to the power of sale contained in the Se-curity Deed executed by SETH R. HURLBURT to MORTGAGE ELEC-TRONIC REGISTRA-TION SYSTEMS, INC. AS BENEFICIARY, AS NOMINEE FOR SHEL-TER HOME MORT-GAGE LLC in the origi-nal principal amount of \$256,272.00 dated June 1, 2021 and recorded in Deed Book \$8846, Page 129, Gwinnett County records, said Security Deed being last trans-ferred to NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVIC-ING in Deed Book 40354, Page 211, Gwinnett Coun-ty records, the under signed will sell at public outcry to the highest bid-der for cash, before the Counthouse door in said County, or at such other place as lawfully desig-nated, within the legal hours of sale, on August 01, 2023, the property in said Security. Deed and

hours of sole, on August 01, 2023, the property in said Security Deed and described as follows: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 106 OF THE 7TH DISTRICT, GWIN-NETT COUNTY, GEOR-GIA, BEING LOT 17, BLOCK A, UNIT TWO OF CEDAR TRACE SUBDIVISION, AS RECORDED IN PLAT BOOK 26, PAGES 252, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCOR-PORATED HEREIN AND MADE A PART HEREOF. Said Property being HEREOF. Said property being known as: 2297 CEIBA CT LAWRENCEVILLE,

GA 30043 To the best of the under-signeds knowledge, the party or parties in pos-session of said property is/are SETH R. HURL-BURT or tenant(s). The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible

due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remain-ing in default, this sale will be made for the pur-pose of paying the same and all expenses of sale.

Said property will be sold subject to any outstand-ing ad valorem taxes (in-

Subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), the right of redemption of any tax-ing authority, any mat-ters which might be dis-closed by an accurate survey and inspection of the property, any assess-ments, liens, encum-brances, zoning ordi-nances, restrictions, covenants, and any mat-ters 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 with-out any representation, warranty or recourse gagainst the above-named or the undersigned. or the undersigned. MIDFIRST BANK is the

MIDFIRST BÅNK is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Mid-land Mortgage, a division of MidEirst Bank 999

and Morrgage, a alvision of MidFirst Bank, 999 N.W. Grand Boulevard Suite 100, Oklahoma City, OK 73118-6116, 800-654-4566.

4566. 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 under-signed, the party in pos-session of the property is Particia Alers or a ten-Patricia Alers or a ten-ant or tenants and said ant or tenants and said property is more com-monly known as 3365 Newcastle Way, Snel-lville, Georgia 30039. Should a conflict arise between the property ad-dress and the legal de-scription the legal de-scription the legal de-scription will control. The sale will be conduct-ed subject (1) to confir-mation that the sale is

ea subject (1) to contri-mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirma-tion and audit of the sta-tus of the loan with the holder of the security deed.

deed. MIDFIRST BANK as Attorney in Fact for Patricia Alers McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.force.losurehot-

www.foreclosurehot-

www.foreclosurehot-line.net EXHIBIT A All that tract or parcel of land lying and being in Land Lot 18 of the 6th District of Gwinnett County, Georgia, being Lot 40, Block C, Center-ville-North Subdivision, Unit Two, as per plat recorded in Plat Book 7, Page 163, Gwinnett Coun-ty, Georgia records, ty, Georgia records, which plat is referred to and made a part of this description; being im-proved property more

QUATTLEBAUM AKA DENNIS R QUATTLE-BAUM, JR., or tenants

(s). The sale will be conduct-ed subject (1) to confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code 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 (all terms of the loan (all though not required by law to do so) is: Carring-ton Mortagae Services.

though not required by law to do so) is: Carring-though not required by law to do so) is: Carring-tom Mortgage Services, LLC, Loss Mitigation Dept., 160 South Dou-glass Road Suite 200A, Anaheim, CA 92806, Tele-phone Number: 800-561-4567, Nothing in O.C.G.A, Section 441-4162, Shall be construed to require a secured creditor to nego-tiate, amend, or modify the terms of the mort-gage instrument. CARRINGTON MORT-GAGE SERVICES, LLC as Attorney in Fact for DENNIS R QUATTLE-BAUM AKA DENNIS R QUATTLEBAUM, JR. 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 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071

Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. CMS-22-00113-3

Ad Run Dates 06/28/2023, 07/05/2023, 07/12 07/19/2023, 07/26/2023 07/12/2023,

Gpn11 gdp2730 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY

GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale con-tained in a Security Deed given by Anne Sullivan to Wells Fargo Bank, N.A., dated September 23, 2010, recorded in Deed Book 50306, Page 281, Gwinnett County, Georgia Records, as last trans-ferred to Specialized Loan Servicing LLC by assignment recorded in Deed Book 59665, Page 138, Gwinnett County, Georgia Records, con-veying the after-de-scribed property to se-cure a Note in the origi-nal principal amount of EIGHTY-EIGHT THOU-SAND AND 0/100 DOL-LARS (S88,000.00), with interest thereon as set forth therein, three will be sold at public outcry forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the le-gal hours of sale on the

ur file no. 23-11913GA 07/05/2023, 07/12/2023, 07/19/2023, 07/26/2023.

(Public Law 89-719). MR/mac 8/1/23

Gpn11

9dp2732 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY

GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale con-tained in a Security Deed given by Corey Desmond Walker to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Angel Oak Mortgage So-lutions, LLC, its succes-sors and assigns, dated March 29, 2019, recorded in Deed Book 56504, Page 218, Gwinnett County, Georgia Records, as last transferred to Wilming-ton Savings Fund Soci-ety, FSB, not in its indi-vidual capacity but sole-ly as Trustee of Angel Oak Mortgage Trust 2022-1, Mortgage-Backed ly as Irustee or Angel Oak Mortgage Trust 2023-1, Mortgage-Backed Certificates, Series 2023-1 by assignment to be recorded in the Office of the Clerk of Superior Court of Gwinnett Coun-ty, Georgia Records, conveying the after-de-scribed property to se-cure a Note in the origi-nal principal amount of THREE HUNDRED SIX-TY-NINE THOUSAND OF

nai principal amount of THREE HUNDRED SIX-TY-NINE THOUSAND SIX HUNDRED SIXTY-FIVE AND 0/100 DOL-LARS (\$369,665.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the le-gal hours of sale on the gal hours of sale on the first Tuesday in August, 2023, the following de-scribed property: SEE EXHIBIT A AT-TACHED HERETO AND MADE A PART HERE-OF The debt secured by soid

The debt secured by said Security Deed has been Security and is hereby declared due because of, among other possible events of default, failure to pay the default, failure to pay the indebtedness as and when due and in the Mote 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, includ-tice pursuant to O.C.G.A. § 13-11 having been giv-en).

en). Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), the right and payable), the right of redemption of any tax-ing authority, any mat-ters which might be dis-closed by an accurate survey and inspection of the property, any assess-ments, liens, encum-brances, zoning ordi-nances, restrictions, covenants, and any mat-ters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold Said property will be sold on an "as-is" basis with-out any representation, warranty or recourse against the above-named or the undersigned.

VIEW LOAN SERVIC-ING, LLC by assignment recorded in Deed Book 60475, Page 834, Gwinnett recorded in Deed Book 60475, Page 834, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of FOUR HUNDRED FIFTY-SIX THOUSAND AND 0/100 DOLLARS (\$456,000.00), with inter-est thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the first Tuesday in August, 2023, the following de-scribed property: SEF EXHIBIT A AT-

scribed property: SEE EXHIBIT A AT-TACHED HERETO AND MADE A PART HERE-

OF 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 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, includ-ing attorney's fees (no. tice pursuant to O.C.G.A. § 13-1-11 having been giv-en).

Said property will be sold Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), the right of redemption of any tax-ing authority, any mat-ters which might be dis-closed by an accurate survey and inspection of the property, any assesssurvey and inspection of the property, any assess-ments, liens, encum-brances, zoning ordi-ters 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 out any representation, warranty or recourse against the above-named against the above-named or the undersigned. LAKEVIEW LOAN SER-VICING, LLC is the hold-er of the Security Deed to the property in accor-dance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all

amend, and modify all terms of the mortgage with the debtor is: Flagstar Bank, N.A., 5151 Corporate Drive, . Troy, MI 48098, 800-945-7700. Note, however, that such entify is not required by law to negotiate, amend or modify the terms of the loan. To the best knowledge and belief of the under-

or moainy the terms of the loan. To the best knowledge and belief of the under-signed, the party in pos-session of the property is Anthony Holden or a ten-ant or tenants and said property is more com-monly known as 641 Brandi L. Lawrenceville, Georgia 30044. Should a conflict arise between the prop-erty address and the le-gal description the legal

provided in the Security Deed and by law, includ-ing attorneys fees (notice of intent to collect attor-neys fees having been

arrow of the subject of the subject

Tidar Tosof or Tehani or tenants. DMI is the entity or indi-vidual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. DMI Loss Mitigation De-partment 1 Corporate DMI Loss Mitigation De-partment 1 Corporate Center Drive, Suite 360 Lake Zurich, IL 60047 1-866-397-5370 https://loansolutioncen-ter.com Note, however, that such entity or individual is not required by law to nego-tiate, amend or modify the terms of the loan. Said property will be sold

Said property will be sold subject to: (a) any out-standing ad valorem taxsubject to: (a) any out-standing ad valorem tax-es (including taxes which are a lien, but not yet due and payable), (b) un-paid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accu-rate survey and inspec-tion of the property, and (e) any assessments, liens, encumbrances, re-strictions, covenants, and matters of record superi-or to the Security Deed first set out above. The sale will be conduct-ed subject to (1) confir-The sale will be conduct-ed subject to (1) confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirma-tion and audit of the sta-tus of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures re-garding the rescission of fudicial and non-iudicial 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 immediately provided immediately

The status of the loan as provided immediately above. Nations Direct Mort-gage, LLC as agent and Attorney in Fact for Im-ran Zulfiager Yusuf Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Geor-gia 30305, (404) 994-7400. 1072-532A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COL-LECT A DEBT. ANY IN-FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. 1072-532A 07/19/2023, 07/12/2023, 07/05/2023, 07/12 07/19/2023, 07/26/2023.

GP1726/2023 GP111 gdp2746 STATE OF GEORGIA COUNTY OF GWIN-NETT NOTICE OF SALE UN-DER POWER Pursuant to the power of sale contained in the Se-curity Deed executed by JOSE SANCHEZ to FT MORTGAGE COMPA-NIES D.B.A. HOME-BANC MORTGAGE CORPORATION in the original principal amount of \$97,400.00 dated May 21, 1999 and recorded in Deed Book 18475, Page 106, Gwinnett County Precords, soid Security Deed being last trans-ferred to NATIONSTAR MORTGAGE LLC D/B/A MR COOPER in Deed Book S3448, Page 779, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the County ty or at such other place as lawfully designated, within the legal hours of sale, on August 01, 2023, the property in said Se

as lawfully designated, within the legal hours of sale, on August 01, 2023, the property in said Se-curity Deed and de-scribed as follows: ALL THAT TRACT 0H PARCEL OF LAND LY-ING AND BEING IN LAND LOT 224 OF THE 6TH DISTRICT, GWIN-NETT COUNTY, GEOR-GIA AND BEING LOT 17, BLOCK F OF THE MARSHES AT OAK-BROOK, UNIT ONE, AS SHOWN AND DESIG-NATED ON A PLAT THEREOF RECORDED AT PLAT BOOK 24, PAGE 71, IN THE CLERK'S OFFICE FOR THE COURT OF GWINNETT COUNTY, GEORGIA TO WHICH PLAT REFER-

WHICH PLAT REFER-ENCE IS HEREBY MADE FOR A MORE COMPLETE AND AC-CURATE DESCRIP-TION AS TO THE METES, BOUNDS AND LOCATION OF SAID PROPERTY. Said property being known as: 5777 EVER-GLADES TRAIL NOR-CROSS, GA 30071 To the best of the under-signeds knowledge, the party or parties in pos-session of said property is/are JOSE SANCHEZ or tenant(s).

The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remain-ing in default, this sale will be made for the pur-pose of paying the same and all expenses of sale, including attorneys fees (notice of intent to col-lect attorneys fees hav-ing been given).

## Deed Book 52703 Page 0358 and modified at Deed Book 60267 Page 561 and re-recorded at Deed Book 54095 Page 584 Gwinnett County, Georgia records; as last

Aflanta, GA 30346 (770) 220-2535\*\*\*CF\_REFER-ENCE\_INITIALS\*\*\* https://www.logs.com/ \*THE\_LAW\_FIRM\_IS ACTING\_AS\_A\_DEBT COLLECTOR. ANY IN-FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. 06/28/2023

06/28/2023

## Gpn11

tus of the loan with the secured creditor. The property is or may be in the possession of Sunitha R. Freeman and John D. Freeman, suc-cessor in interest or ten-ant(s). U.S. Bank National Asso-ciation, as Trustee for Structured Adjustable Rate Mortgage Loan Trust Mortgage Loan Trust Mortgage Pass-Through Certificates, Se-tries 2006-2 as Attorney-in-Fact for John D. Free-man and Sunitha R. Freeman File no. 19-074029 LOGS LEGAL GROUP LLP\* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA 30346

Attorneys and Counselors

law. The sale will be conduct-ed subject (1) to confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code

and (2) to final confirma-tion and audit of the sta-tus of the loan with the

07/05/2023 07/12/2023 07/19/2023 07/26/2023

9dp2747 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY

NETT COUNTY Pursuant to the Power of Sale contained in a Secu-rity Deed given by Michael O. Overinde to Mortgage Electronic Registration Systems, Inc., as grantee, as nomi-nee for Plaza Home Mortgage Inc, its succes-sors and assigns dated 12/12/2013 and recorded in Deed Book 52703 Page