9056

9075

Trade Name

7/12,19,2023 GDP3184 gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00659 Personally appeared the undersigned who on oath deposes and says that:

deposes and says that: Ryder Integrated Logis-tics, Inc. 11690 N.W. aeposes and says findir.
Ryder Integrated Logistics, Inc. 11690 N.W.
105th Street Miami, FL
33178 is/are doing business in Gwinnett County,
Georgia under the Name
of: TRADENAME: Ryder Freight Brokerage
3000 Shawmee Ridge
Court Suwanee, GA 30024
(trade name address is in Gwinnett County) and
the nature of the business is: Transportation
Warehousing
-s- Lauren Underwood,
Special Secretary of Ryder Integrated Logistics,
Inc.
Sworn to and Subscribed
before me
This 22nd day of June,
2023
-s- Ariana Rose Turoski

-s- Ariana Rose Turoski Notary Public or Deputy Clerk

7/12,19,2023

GDP3185 gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00660 Personally appeared the undersigned who on ooth deposes and says that: Ryder Integrated Logis-

deposes and says that:
Ryder Integrated Logistics, Inc. 11690 N.W. 105th
Street Miami, FL 33178
is/are doing business in
Gwinnett County, Georgia under the Name of:
TRADENAME: Ryder
Freight Brokerage 4091
Blue Ridge Industrial
Pkwy., Norcross, GA
30071 (trade name ad
dress is in Gwinnett
County) and the nature
of the business is: Transportation Warehousing portation Warehousing
-s- Lauren Underwood,
Special Secretary of Ryder Integrated Logistics,
Inc.

Sworn to and Subscribed before me This 22nd day of June, 2023 2023 -s- Ariana Rose Turoski Notary Public or Deputy Clerk

7/12,19,2023

7/12,19,2023

GDP3185
gpn06
GWINNETT SUPERIOR
COURT TRADE NAME
REGISTRATION
BOOK 23T
PAGE 00661
Personally appeared the
undersigned who on ooth
deposes and says that:
Ryder Integrated Logistics, Inc. 11690 N.W. 105"
Street Midmi, FL 33178
is/are doing business in
Gwinnett County, Georgia under the Name of:
TRADENAME: Ryder
Freight Brokerage 6376-B,
CORIEV Road, Norcross,
GA 30071 (trade name
address is in Gwinnett
County) and the nature
of the business is: Transportation Warehousing
-s-Lauren Undervook -s- Lauren Underwood, Special Secretary of Ry-der Integrated Logistics,

Inc.
Sworn to and Subscribed
before me
This 22nd day of June,
2023
-s- Ariana Rose Turoski
Notary Public or Deputy
Clerk

7/12,19,2023 GDP3148

gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION REGISTRATION

BOOK 23T PAGE 00627 Personally appeared the undersigned who on oath deposes and says that: SHUBHYAM LLC. 3900 Peachtree Industrial Peachtree Industrial Boulevard, Duluth, Geor-gi 30096 is/are doing busi-ness in Gwinnett County, Georgia under the Name of: TRADENAME: of: IRADENAME. Sweetwater Package Store 3900 Peachtree Industrial Boulevard, Du-luth, Georgia 30096 (trade name address is in Gwinnett County) and the nature of the business is: Package

Sworn to and Subscribed before me This 12 day of June, 2023 -s- Si Hyeon Kim Notary Public or Deputy Clerk

7/12,19,2023 GDP3193

gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00668

PAGE 00668
Personally appeared the undersigned who on oath deposes and says that: Tolmar, Inc. 701 Centre Ave Fort Collins, CO 80526 is/are doing business in Gwinnett County, Georgia under the Name of: TRADENAME: Tolmar Pharmaceuticals 2 Sun Court Suite 400, Peachtree Corners, GA Sun Court Suite 400, Peachtree Corners, GA 30092 (trade name ad-dress is in Gwinnett County) and the nature of the business is: Phar-maceuticals manufactur-ing and sales -s- Stacy DeWar, Assis-tant Secretary Sworn to and Subscribed before me Deture me This 01 day of June, 2023 -s- Jean Graves Notary Public or Deputy Clerk

7/12,19,2023

GDP2974
gpn06
GWINNETT SUPERIOR
COURT TRADE NAME
REGISTRATION
BOOK 23T
PAGE 00617
Personally appeared the
undersigned who on oath
deposes and says that:
Triple R-CB Investments
Inc. 3331 Spain Rd Snel-Inc. 3331 Spain Rd Snel-Iville, GA 30039 is/are do Iville, GA 30039 is/are doing business in Gwinnett
County, Georgia under
the Name of: TRADENAME: Triple "R"
Surveillance, 3331 Spain
Rd Snellville, GA 30039
(trade name address is
in Gwinnett County)
and the nature of the
business is: Surveillance
-s-Audrey Baccas-Gayle
Sworn to and Subscribed
before me before me This 15 day of June, 2023 -s- Jodi Ann Robinson Notary Public or Deputy Clerk

7/5,12,2023

Planning Commission 9065

GDP2476

gpn13
Please take notice that the City of Bufords reguthe City of Bufords regularly scheduled Commission meeting for the month of July will take place on Monday, July 17, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518. 6:21,28;7:5,12,2023

9066

GDP-2505

GDP-2505 GPN-13 The City of Buford Zon-ing Board of Appeals will meet on Monday, July 24, 2023 at 7:00 p.m. at Bu-ford City Hall, 2300 Bu-ford Highway, Buford, Georgia 30518 to consider

Zoning

9066 Zoning

a variance request at 3270 and 3290 Gravel Springs Road for Richard A. Bell. The variance requested is to allow a retaining wall in the front yard. 6:28; 7:5,12,19-2023

GDP-2506

GDP-2506 GPN-13
The City of Buford Zon-ing Board of Appeals will meet on Monday, July 24, 2023 at 7:00 p.m. At Bu-ford City Hall, 2300 Bu-ford Highway, Buford, Georgia 30518 to consider a variance request at a variance request at 3659 Shoreland Drive for Jalerie E. Peruchini. The variance requested is to allow a privacy fence in the front yard along North Waterworks Road. 6:28; 7:5,12,19-2023

GDP-2507 GPN-13 The City of Buford Zon-ing Board of Appeals will meet on Monday, July 24, 2023 at 7:00 p.m. at Bu-ford City Hall, 2300 Bu-ford Highway. Buford, ford Highway, Buford, Georgia 30518 to consider Georgia 30318 to consider a variance request at 55 Rowe Street for Timoth-ey Mooney. The vari-ance requested is to re-duce the front setback from 35 feet to 15 feet and to reduce the rear setback from 40 feet to 15 feet.

6:28; 7:5,12,19-2023

GDP-2508 GPN-13 The City of Buford Zon-ing Board of Appeals will meet on Monday, July 24,

2023 at 7:00 p.m. at Bu-ford City Hall, 2300 Bu-ford Highway, Buford, Georgia 30518 to consider a variance request at 1500 Buford Highway for Anchor Sign. The vari-ance requested is to al-low the replacement of a low the replacement of a new pylon sign in the same location and to allow the replacement of a new monument sign in the same location with a brick base. 6:28; 7:5,12,19-2023

GDP-2509 GPN-13 The City of Buford Zon-ing Board of Appeals will meet on Monday, July 24, 2023 at 7:00 p.m. at Bu-ford City Hall, 2300 Bu-ford Highway. Buford, ford Highway, Buford, Georgia 30518 to consider a variance request at 168
Poplar Street for Joel H.
Cano. The variance requested is to allow a retaining wall in the front
yard.
6:28; 7:5,12,19-2023

Foreclosures

GDP-2181
GPN-11
Notice of Sale Under
Power
State of Georgia, County
of Gwinnett
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Stevie Roberts
to Mortgage Electronic
Registration Systems,
Inc., as nominee for MeritLending.com (the Secured Creditor), dated
April 27, 2006, and
Recorded on May 1, 2006
as Book No. 46440 and
Page No. 551, Gwinnett
Country, Georgia records,
conveying the after-de-Page No. 551, Gwinnett County, Georgia records, conveving the after-described property to secure a Note of even date in the original principal amount of \$177,000.00, with interest at the rate specified therein, as last assigned to Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC3 Asset-Backed Pass-Through Certificates. by assignment that is or to be recorded in the Gwinnett County, Georgia Records, there will be sold by the undersigned at public outcry to the highest bidder for cash at the Gwinnett County Courthouse within the legal hours of sale on the first Tuesday in August, 2023, the following described property: 2023, the following described property:
All That Tract or Parcel of Land Lying and Being in Land Lot 58 of the 6th District, Gwinnett County, Georgia, Being Lot 13, Block A, Unit Five, Rockbridge Acres Subdivision, as Per Plat Recorded in Palt Book 5, Page 30, Gwinnett County 19, 1990 and 1991 and 1 Page 30, Gwinnett County, Georgia Records. Which Said Plat is Incor-

porated Herein by This Reference and Made a Part of This Description, Being Improved Proper-

only outstanding at valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed.

Pursuant to O.C.G.A. Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above described mortgage is as follows: loanDepot.com, LLC, 2642 Town Centre Drive, Foothill Ranch, CA 92610, 888-337-6888. The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the language and the prop Being Improved Property.
Being the same property conveyed to Stevie Roberts by deed from David H. Cooper and Karen B. Cooper recorded 10/14/2002 in Deed Book 29172 Page 127, in the Office of the Clerk of the Superior Court of DeKallb County, Georgia. Tax ID: R6058 181
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 the secured to the secure of the secured to the secure of the secured to the secu default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's law, including attorney's fees (notice of intent to collect attorney's fees tonieci attorney's tees having been given). Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC3 Asset-Backed Pass-Through Cartificates code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. Albertelli Law Attorney for loan-bept.com, LLC as Attorney in Fact for Elizabeth F. Reld and Elton Reld 100 Galleria Parkays Suite 960 Atlanta Asset-Backed Pass-Through Certificates, holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Carrington Mortgage Services, LLC is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Reld 100 Galleria Parkway, Suite 960 Atlanta,
GA 30339 Phone: (770)
373-4242 By: Rohan Rupani For the Firm THIS
FIRM IS ACTING AS A
DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION BE
USED FOR THAT PUR
POSE. 23-003407 A4788586 06/28/2023,
07/19/2023, 07/12/2023,
07/19/2023, 07/12/2023

modify all terms of the loan.

Pursuant to O.C.G.A. §44-14-162.2, Carrington Mortgage Services, LLC may be contacted at: 1-800-790-5950 or by writing to 1600 South Douglass Road, Suite 110 and 200-49551.

Please note that, pursuant to O.C.G.A. §44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party/parties in possession of the sub-lect property known as

in possession of the subject property known as
5333 POUNDS DRIVE
NORTH, STONE MOUNTAIN, GA 30087 is/are:
Stevie Roberts or
tenant/fenants. Said
property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are
a lien, but not yet due
and payable), (b) any
matters which might be
disclosed by an accurate
survey and inspection of disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Security Deed first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc.

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

Foreclosures

holder of the security deed.
Pursuant to O.C.G.A. §9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. holder of the security

GDP-2733
GPN-11
NOTICE OF SALE UNDER POWER STATE
OF GEORGIA COUNTY
OF GWINNETT
Under and by virtue of
the power of sale contained with that certain
Security Deed dated August 20, 2021, from Elizabeth F. Reld and Elton
Reld to Mortgage Electronic Registration Systems, Inc., as nominee
for Loandepot.Com, LLC,
recorded on September
14, 2021 in Deed Book
Syl79 at Page 00826 Gwinnett County, Georgia
records, having been last
sold, assigned, trans-

nett County, Georgia records, having been last sold, assigned, transferred and conveyed to LoanDepot.com, LLC by Assignment and said Security Deed having been given to secure a note dated August 20, 2021, in the amount of \$319,113.00, and said Note being in default, the undersigned will sell at public outery during the legal hours of sale before the door of the courthouse of Gwinnett County, Georgia, on August 1, 2023 the following described real property (hereinafter referred to as the "Property"):
THAT TRACT OR PARCEL OF LAND LY.
NETT COUNTY, GEORGIA, BEING LOT 23, BLOCK C, UNIT FIVE OF DUNCAN PARKSIDE ESTATES FORMERLY RECORDED AS DUNCAN E.

PARKSIDE ESTATES FORMERLY RECORDED AS DUNCAN ESTATES UNIT ONE AS PER PLAT THEREOF RECORDED IN PLAT BOOK 85, PAGE 35, GWINNETT COUNTY, GEORGIA RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. ALSO KNOWN BY STREET AND NUMBER: 3066 GEM CREEK RD, BUTTONEY BY STREET AND NUMBER: 3066 GEM CREEK RD, BUTTONEY BY STREET AND NUMBER: 3066 GEM CREEK RD, BUTTONEY BY STREET AND NUMBER: 3066 GEM CREEK RD, BUTTONEY BY STREET AND NUMBER: 3066 GEM CREEK RD, BUTTONEY BY STREET AND NUMBER: 3066 GEM CREEK RD, BUTTONEY BY STREET AND NUMBER: 3066 GEM CREEK RD, BUTTONEY BY STREET AND NUMBER: 3066 GEM CREEK RD, BUTTONEY BY STREET AND NUMBER: 3066 GEM CREEK RD, BUTTONEY BY STREET AND NUMBER: 3066 GEM CREEK RD, BUTTONEY BY STREET AND NUMBER: 3066 GEM CREEK RD, BUTTONEY BY STREET AND STREET AND

default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property are Elizabeth F. Reld and Elton Reld. The

and Elton Reld. The property, being common-

ly known as 3066 Gem Creek Rd, Buford, GA, 30519 in Gwinnett County, will be sold as the prop-erty of Elizabeth F. Reld and Elton Reld, subject

erty of Elizabeth F. Reia and Elton Reld, subject to any outstanding ad valorem taxes (including taxes which are a lien

and is described as follows:
All that tract or parcel of land lying and being in Land Lot 121 of the 5th District, Gwinnett County, Georgia. being Lot 3, Block B, of Phase 1, Windsor Creek Subdivision, as per plat recorded in Plat Book 99, Pages 269-271, in the Office of the Clerk of Superior Court, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a part of this description.
Tax ID: RS121 190
The debt secured by said the status of the loan as provided in the preceding paragraph.
Funds used at sale shall be in certified funds and payable to Bell Carrington Price & Greeg, LLC.
Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC3
Asset-Backed Pass-Through Certificates. as Attorney in Fact for Stevie Roberts.
Any information obtained on this matter may be used by the debt collector to collect the debt.
Bell Carrington Price & Greeg, LLC, 339 Heyward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File: 23-53677
6:7,14,21,28; 7:5,12,19,26-2023

GDP-2733

Tax ID: R5121 190
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.
Because the debt remains in default, this
sale will be made for the
purpose of paying the
same and all expenses of
this sale, as provided in

same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Car-rington Mortgage Ser-vices, LLC holds the duly endorsed Note and is the current assignee of the

current assignee of the Security Deed to the property. Carrington Mortgage Services, Lic is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. §44-14-162.2, Carrington Mortgage Services, Lic may be contacted at: 1-800-790-9502 or by writing to 1600 South Douglass Road, Suite 110 and 200-A, Anaheim, CA 92806-951. Please note that, pursuant to O.C.G.A. §44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 770 WINDSOR CREEK DR, GRAYSON, GA 30017 is/are: Tony B. Davis and Valencia Davis or tenant/renants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Security Deed first set out above, including, but not limited to, assessments, liens, encumbrances, easements, restrictions, covenants, etc.

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

noider of the security deed.
Pursuant to O.C.G.A. §93-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. deed. paragraph.

paragraph.
Funds used at sale shall be in certified funds and payable to Bell Carrington Price & Grego, LLC.
Carrington Mortgage Services, LLC as Aftorney in Fact for Tony B. Davis and Valencia Davis.
Any information obtained

Any information obtained on this matter may be used by the debt collector to collect the debt. tor to collect the deut. Bell Carrington Price & Gregg, LLC, 339 Hey-ward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File: 23-54376 7:12,19,26;8:2,9,16,23,30-2023

GDP1966
gpn11
NOTICE OF SALE
UNDER POWER
STATE OF GEORGIA,
COUNTY OF
GWINNETT
By virtue of a Power of
Sale contained in that
certain Security Deed
from Debbie Ngoeun to
Mortgage Electronic
Registration Systems,
Inc., as nominee for Cardinal Financial Company, Limited Partnership,
dated May 28, 2020 and
recorded on June 3, 2020
in Deed Book 57529, Page
48, in the Office of the
Clerk of Superior Court
of Gwinnett County,
Georgia, said Security
Deed having been given
to secure a Note of even
date, in the original principal amount of Two cipal amount of Two Hundred Seventy Thou-sand Eighteen and 00/100 dollars (\$270,018.00) with interest thereon as pro-vided therein, as last transferred to Pennymac Loan Services, LLC, recorded in Deed Book vided Therein, as last transferred to Pennymac Loan Services, LLC, recorded in Deed Book 59788, Page 550, aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in August, 2023, all property described in said Security Deed including but not limited to the following described property:

All that tract or parcel of land lying and being in Land Lot 1 of the 2nd District, Gwinnett County, Georgia, being Lot 3, Block "B" Magruder Crossing Subdivision, according to Plat recorded at Plat Book 88, Page 183, Gwinnett County Records, which plat is incorporated herein by reference. corporated herein by reference.
Said property may more commonly be known as 551 Charles Hall Drive, Dacula, GA 30019.
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the same and all expenses of this sale, including attorneys fees (notice of intent to collect attorneys fees having been given).

fees having been given). The individual or entity

fees having been given). The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is PennyMac Loan Services, LLC, 3043 Townsgate Rd., Westlake Village, CA 91361. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sole will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be

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

GDP-3125
GPN-11
Notice of Sale Under
Power
State of Georgia, County
of Gwinnett
Under and by virtue of
the Power of Sale contained in a Security Deed
alven by Tony B. Davis given by Tony B. Davis and Valencia Davis to Mortgage Electronic Registration Systems, and Valencia Davis to Mortgage Electronic Registration Systems, Inc., as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans (the Secured Creditor), dated February 9, 2015, and Recorded on February 19, 2015 as Book No. 5338 and Page No. 362, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$265,690.00, with interest the rate specified therein, as last assigned to Carrington Mortgage Services, LLC by assignment that is or to be recorded in the Gwinnett County, Georgia Records, there will be County, Georgia
Records, there will be
sold by the undersigned
at public outcry to the
highest bidder for cash
at the Gwinnett County
Courthouse within the le-

Foreclosures 9075 Foreclosures gal hours of sale on the first Tuesday in Septem-ber, 2023, the following described property: disclosed by an accurate survey or by an inspec-tion of the property; c) any outstanding ad valuescribed property:
The land referred to
herein below is situated
in the County of Gwinnett, State of Georgia,
and is described as follows:

any outstanding ad valorem taxes, including
taxes, which constitute
liens upon said property
whether or not now due
and payable; d) special
assessments; e) the right
of redemption of any taxing authority; f) all outstanding bills for public
utilities which constitute
liens upon said property;
g) all restrictive
covenants. easements. g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Debbie Ngoeun and or tenant(s). The sale will be conducted subject to 1) confirmation that easements, will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy code and 2) final confirmation and audit of the status of the loan with the holder of the Security Deed. PennyMac Loan Services, LLC as Attorney-in-Fact for Debbie Ngoeun

Debbie Ngoeun Contact:
Padgett Law Group: 6267
Old Water Oak Road,
Suite 203, Tallahassee,
FL 32312; (850) 422-2520
7:5,12,19,26,2023

GDP2263

NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF GWINNETT Under and by virtue of the power of sale contained with that certain Security Deed dated November 2, 2018, from Israel Garcia Colon to Mortgage Electronic Registration Systems, Inc., as nominee for Fairway Independent Mortgage Corporation, recorded on November 6, 2018 in Deed Book 56239 at Page 00578 Gwinneth County, Georgia records, having been last sold, assigned, transferred and conveyed to Fairway Independent Mortgage Corporation by Assignment and said Security Deed having been given to secure a note dated November 2, 2018, in the amount of \$165,000.00, and said Note being in default, the undersigned will sell at public outrry during the legal hours of sale before the door of the courthouse of Gwinnett County, Georgia, on August 1, 2023 the following described real property (hereinatter referred to as the "Property"): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LYING AND BEING IN LAND LOT 2 OF THE IST LAND DISTRICT, GWINNETT COUNTY, GEORGIA, CONTAINING 1.00 ACRES OF LAND, AS PER SURVEY FOR JERALD C. MORGAN, SR., DATED MARCH 28, 1962, RECORDED IN PLAT BOOK J, PAGE 155-B, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND ANDE A PART HEREOF BY REFERENCE. The debt secured by the Security Deed and evidenced by the terms of the Note. The debt remaining is in default and evidenced by the terms of the Note. The debt remaining is in default and evidenced by the terms of the Note. The debt remaining is in default and evidenced by the terms of the Note. The debt remaining is in default and evidenced by the terms of the Note. The debt remaining is in default and evidenced by the terms of the Note. The debt remaining is in default and evidenced by the terms of the Note. The debt remaining is in default and evidenced by the terms of the Note and has been, and is hereby, declared due and evidenced by the terms of the Note. The debt remaining is in default and evidenced by the terms of the Note. The debt remaining is in defaul

monly known as 2819 Thompson Mill Rd, Bu-ford, GA, 30519 in Gwin-nett County, will be sold

as the property of Israel Garcia Colon, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to O.C.G.A. Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above described mortgage is as follows: ServiceMac, LLC, 9726 Old Bailes Road, Suite 200, Fort Mill, SC 29707, 844-478-2622. The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify all the conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. Albertelli Law Attorney for Fairway Independent Mort San Epst Coll EC

THIS FIRM IS ACTING
AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT.
ANY INFORMATION
OBTAINED WILL BE
USED FOR THAT PURPOSE. 23-005632 A
4786675 6:21,28;7:5,12,19,26,2023

GDP2307

gpn11

NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF GWINNETT Under and by virtue of the power of sale contained with that certain Security Deed dated July 15, 1994, from Bernard L. Bearry, Jr. and Katheryn M. Maxwell to American National Financial, Inc., recorded on July 26, 1994 in Deed Book 10529 at Page 312 Gwinnett County, Georgia records, navine been last sold, assigned, transferred and conveyed to Nationstar Mortgage LLC by Assignment and said Security Deed having been given to secure a note dated July 15, 1994, in the amount of \$87,883.00, and will sell at public outery during the legal hours of sale before the door of the courthouse of Gwinnett County, Georgia, on August 1, 2023 the following described real property (hereinafter re-GDP2307 August 1, 2023 the following described real property (hereinafter referred to as the "Property"): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 134 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING KNOW AS

LOT 3, BLOCK C, ROCK SPRINGS, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 38, PACE 18, GWINNETT COUNTY DECORDS WHICH GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY IN-CORPORATED HEREIN BY REFERENCE. The debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and poyable because of, among other possible events of de-

9075

Foreclosures

possible events of default, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees. Notice of the undersigned's knowledge, the person(s) in possession of the property are Bernard L. Bearry, Jr. and Katheryn M. Maxwell. The property of Bernard L. Bearry, Jr. and Katheryn M. Maxwell, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, including to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, and matters of record to the combination or modify all terms of the above described mortsage is as follows: Nationstar Mortagge LLC dh/a Mr. Cooper, 8950 Cypress Waters Blvd, Coppell, TX 75019, 888-480-2432. The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2, shall require the secured creditor to negotiate, amend or modify the terms of the mortagge instrument. The sale will be conducted subject (1) to confirmation and audit of the status of the loan with the holder of the Security Jr. and Katheryn Jr. THIS FIRM IS ACTING
AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT.
ANY INFORMATION
OBTAINED WILL BE
USED FOR THAT PURPOSE. - 23-004614 A4787019
6:28;7:5,12,19,24,2023

G:28;7:5,12,19,26,2023

GDP2308

gpn11

NOTICE OF SALE
UNDER POWER

GEORGIA, GWINNETT
COUNTY

By virtue of a Power of
Sale contained in that
certain Security Deed
from NELSON A SANTANA and GLORIA P
SANTIAGO to METLIFE
HOME LOANS, A DIVISION OF METLIFE
BANK, N.A. dated
February 3, 2010, recorded February 10, 2010, in
Deed Book 49935, Page
00241, Gwinnett County,
Georgia Records, said
Security Deed having
been given to secure a been given to secure a Note of even date in the original principal amount Note of even date in the original principal amount of One Hundred Seventy-Seven Thousand and 00/100 dollars (\$177,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Mortgage Assets Management, LLC, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal nours of sale on the first Tuesday in August, 2023, all property described in said Security Deed including but not limited to the following described property:

cluding but not limited to the following described property:
ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 1 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGÍA, BEING KNOWN AS LOT 80, BLOCK A, OF AVALON FOREST SUBDIVISION, UNIT TWO, AS PER PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 59, PAGE 191, GWINNETT COUNTY, GEORGÍA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERNCE AND MADE A PART OF THIS DESCRIPTION: BEING KNOWN AS 2800 CAMELOT WOODS DRIVE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT

TO THE PRESENT SYS-TEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA. Said legal description be-ing controlling, however the property is more commonly known as 2800 CAMELOT WOODS DRIVE.

commonly known as zewu
CAMELOT WOODS
DRIVE,
LAWRENCEVILLE, GA
30044.
The indebtedness secured by said Security
Deed has been and is
hereby declared due because of default under
the terms of said Security Deed. The indebtedness remaining in default, this sale will be
made for the purpose of
paving the same, all expenses of the sale, including attorneys fees
(notice to collect same
having been given) and
all other payments provided for under the
terms of the Security
Deed.
Said property will be sald

peed.
Said property will be sold
on an as-is basis without
any representation, warranty or recourse against
the above-named or the
undersigned. The sole
will also be subject to the
following items which will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances;

ordinances; assessments; liens; enassessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.
To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is NELSON A PANTIAGO, ESTATE AND/OR HEIRS-ATTIAGO, MICHAEL TKING, RAQUEL CUADRADO, ESTATE AND/OR HEIRS AT

9075 Foreclosures LAW OF NELSON SAN- 9075

Foreclosures

9075

Foreclosures

LAW OF NELSON SANTANA, or tenants(s).
The sale will be conducted subject (1) to confirmotion that the sale is,
not prohibited under the
U.S. Bankruptcy Code
and (2) to final confirmation and audit of the status of the loan with the
holder of the Security
Deed.
The entity having full authority to negotiate,
amend or modify all
terms of the loan (all
term tiate, amend, or modify the terms of the mortthe terms of the morry the terms of the morry the terms of the morry the terms of the morry or the terms of the morry or the terms of the morry or the second of the morry or the second or the second

relephone Number: (877) 813-0992 Case No. RMU-22-04940-3 rlselaw.com/property-listing 7:5,12,19,26,2023

GDP2321

GDP2321
gpn11
STATE OF GEORGIA
COUNTY OF
GWINNETT
NOTICE OF SALE
UNDER POWER
Because of a default under the terms of the Security Deed executed by
Monique Nevarez to
Bank of America, N.A.
dated December 15, 2006,
and recorded in Deed
Book 47411, Page 01811,
Gwinnett County
Records, said Security
Deed having been last
sold, assigned, transferred and conveyed to
U.S. Bank Trust National
Association, not in its individual capacity but
solely as owner trustee
for Legacy Mortgage Asset Trust 2021-GS3, securing a Note in the original principal amount of
\$184,990.00, the holder
thereof pursuant to said
Deed and Note thereby
secured has declared the
entire amount of said indebfedness due and
payable and, pursuant to secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, August 1, 2023, during the legal hours of sale, before the Courthouse door in said Country, sell at public outcry to the highest bidder for cash, he property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LY. HAT THAT TRACT OR PARCEL OF LAND LY. HAT DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING LOT 33, BLOCK A, ROSEBUD PARK SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 115, PAGES 190-192, GWINNETT COUNTY, GEORGIA, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFEROCE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY

amend or modify all terms of the above described mortgage is as follows: Nationstar Mortgage LLC db/a Mr. Cooper, 8950 Cypress Waters Blvd, Coppell, TX 75019, 888-480-2432. The foregoins notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankrupty code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. Albertelli Law Attorney for Nationstar Mortgage LLC as Attorney in Fact for Magdaleno Perez 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242 By. Rohan Rupani For the Firm THIS FIRM IS COLLECTOR ATTEMPTING AS A DEBT COLLECTOR ANY IN-

TEMPTING TO LECT A DEBT. AN FORMATION

4788099 6: 28;7: 5,12,19,26,2023

GDP2646

\$211,105.00, and said Note being in default, the undersigned will sell at public outery during the legal hours of sale before the door of the courty, Georgia, on August 1, 2023 the following described real property (hereinafter referred to as the "Property"): ALL THAT TRACT OR PARCEL OF LAND LYING

TION OF SAID PROPERTY
Said property is known as 3568 Rosebud Park Ct,
Snellville, GA 30039, 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 outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.

The sale will be conducted subject (1) to confirmation that the sale is

mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Monique Nevarez, successor in interest or tenant(s).

ant(s). Bank Trust National Association, not in its individual capacity but solely as owner trustee for Legacy Mortgage Asset Trust 2021-GS3 as Attorney-in-Fact for Monique Nevarez File no. 23-080567 LOGS LEGAL GROUP LLP*

LOSS LEGAL GROOF
LP*
Attorneys and Counselors
of Law
211 Perimeter Center
Parkway, N.E., Suife 130
Atlanta, GA 30346
(770) 2202535/***CF_REFERENCE_INITIALS***
https://www.logs.com/
*THE LAW FIRM IS
ACTING AS A DEST
COLLECTOR. ANY INFORMATION OBTAINED WILL BE

TAINED WILL BE USED FOR THAT PUR-6:28;7:5,12,19,26,2023

GDP2579

THAT TRACT OR PARCEL OF LAND LYING
AND BEING IN LAND
LOT 347, 4TH DISTRICT
OF GWINNETT COUNTY, GEORGIA, BEING
LOT 110, BLOCK A
UNIT ONE OF STONEY
RIDGE SUBDIVISION
F/K/A CRESTVIEW, AS
PER PLAT RECORDED
IN PLAT BOOK 100,
PAGES 89-90, GWINNETT COUNTY
RECORDS, WHICH IN PLAT BOOK 100, PAGES 89-90, GWIN-NETT COUNTY RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE APART OF THIS DESCRIPTION. SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD. The debt secured by the Soecured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all inveners of the sale in GDP2579
gpn11

NOTICE OF SALE UNDER POWER STATE
OF GEORGIA COUNTY
OF GWINNETT Under
and by virtue of the power of sale contained with
that certain Security
Deed dated October 28,
2005, from Magdaleno
Perez to Mortgage Electronic Registration Systems, Inc., as nominee
for Irwin Mortgage Corporation, recorded on
November 9, 2005 in
Deed Book 45218 at Page
164 Gwinnett County,
Georgia records, having
been last sold, assigned,
transferred and
conveyed to Nationstar
Mortgage LLC by Assignment and said Security Deed having been
given to secure a note
dated October 28, 2005, in
the amount of \$133,900.00,
and said Note being in
default, the undersigned
will sell a public outcry
during the legal hours of
sale before the door of
the courthouse of Gwinnett County, Georgia, on
August 1, 2023 the following described real property (hereinafter referred to as the "Propethe Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property are Latanya Kechain Turner and Dashawn Thomas Turner, Sr. The property, being common. ing described real property (hereinather referred to as the "Property"): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 216 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY property, being common-ly known as 4276 Round Stone Dr, Snellville, GA, 30039 in Gwinnett County, will be sold as the property of Latanya Kechain Turner and Dashawn Thomas Turner, Sr, subject to any outstanding ad valorem taxes (in-

DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED ON THE SOUTHERN SIDE OF LANIER BOULE-VARD TWO HUNDRED THIRTY-TWO (232) FEET NORTHEASTERN SIDE OF LANIER BOULEVARD FROM THE POINT FORMED BY THE INTERSECTION OF THE SOUTHEASTERN SIDE OF LANIER BOULEVARD FROM THE POINT FORMED BY THE INTERSECTION OF THE SOUTHEASTERN SIDE OF LANIER BOULEcluding taxes which are a lien and not yet due and payable), any mat-ters affecting title to the ters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed. Pursuant Deed. Pursuant 10.C.G.A. Section 44-14-162.2, the name, address and telephone number of the individual or entity and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above described mortgage is as follows: ServiceMac, LLC, 9726 Old Bailes Road, Suite 200, Fort Mill, SC 29707, 844-478-2622. The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditior to negotiate, amend or modify the terms of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final non-OF LANIER BOULEVARD WITH THE
NORTHEASTERN SIDE
OF NORCROSS-TUCKER ROAD, AND RUNNING THENCE NORTH
SP DEGREES 6 MINUTES EAST ALONG
THE SOUTHEASTERN
SIDE OF LANIER
BOULEVARD ONE
HUNDRED (100) FEET
TO AN IRON PIN: RUNNING THENCE SOUTH
30 DEGREES 54 MINUTES EAST ONE HUNDRED EIGHTY (180)
FEET TO AN IRON
PIN; RUNNING
THENCE SOUTH 57 DE
GREES 6 MINUTES EAST ONE HUNDRED EIGHTY (180)
FEET TO AN IRON
PIN; RUNNING
THENCE SOUTH 57 DE
GREES 6 MINTHENCE SOUTH 57 DE
GREES 74 MINTHENCE SOUTH 59 DE
GREES 54 MINTHENCE SOUTH
EASTERN SIDE OF
LANIER BOULEVARD
AND THE POINT OF
BEGINNING. THE debt
secured by the Security
Deed and evidenced by
the Note and has been,
and is hereby, declared
due and poyable because
of, among other possible
events of default, failure
to make the payments as
required by the terms of
the Note. The debt remaining is in default and
this sale will be made for der U.S. Bankruptcy
code and (2) to final confirmation and audit of
the status of the loan
with the holder of the Security Deed. Albertelli
Low Attorney for Data
Mortgage, INC. DBA,
ESSEX Mortgage as Attorney in Fact for Latorney in Fact for Lacondition in Control
Turner, Sr 100 Galleria
Parkway, Suite 960 Atlanta, GA 30339 Phone:
(770) 373-4242 By: Rohan
Rupani For the Firm
THIS FIRM IS ACTING
AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT.
ANY INFORMATION
OBTAINED WILL BE
USED FOR THAT PURPOSE. - 23-06/328 A4788401 code and (2) to final con-firmation and audit of this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property is Magdaleno Perez. The property, being commonly known as 6058 Lanier Blvd, Norcross, GA, 30071 in Gwinnett County, will be sold as the property of Magdaleno Perez, subject to any outstanding ad voice of the property of Magdaleno Perez, subject to any outstanding ad voice of the property of Magdaleno Perez, subject to any outstanding ad voice of the property of the property of Magdaleno Perez, subject to any postanding taxes which are a lien and not yet due and payable), any matters offfecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to O.C.G.A. Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above de-

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

4788401

GDP2721

GDP2721
gpn11

NOTICE OF SALE
UNDER POWER
By virtue of the power of
sale contained in a Deed
to Secure Debt from
Hardy C. Chukwu to PNC
Bank filed January 10,
2017 in Deed Book 54897,
Page 660, Gwinnett County, Georgia records, conveying the after described property to secure a Note in the original principal amount of
\$14,000.00 with interest
thereon as set forth
therein, lost transferred
to Sleep Again Capital,
LLC by Assignment filed
for Record in Deed Book
54897, Page 660, Gwinnett
Country, Georgia, there
will be sold at a public
outcry to the highest bidder for cash before the
Courthouse door of Gwinnett Country, Georgia, between the legal hours of der for cash before the Courthouse door of Gwinnett County, Georgia, between the legal hours of sale on the first Tuesday in August (August). 2023), by Sleep Again Capital, LLC as Attorney-in-Fact for Hardy C. Chukwu for the following property to-wit: Situate in Gwinnett County, Georgia, all that tract or parcel of land lying and being in Land Lot 347 of the 6th District, Gwinnett County, Georgia, being Lot 12, Block E, River Station Subdivision, Unit One, as per plat recorded in Plat Book 34, Page 64, Gwinnett County, Georgia Records, which recorded plat is incorporated herein by this reference and made a part of this description. Subject to all easements, covenants, conditions, leases and

Subject to all easements, covenants, conditions, reservations, leases and restrictions of record, all legal highways, all rights of way, all zoning, building and other laws, ordinances and regulations, all rights of tenants in possession, and all real estate taxes and assessments not yet due and payable.

ments not yet due and payable.
Being the same property conveyed by deed recorded in Volume 53440, Page 376, of the Gwinnett County, Georgia Records.
The above described property is also known a 7720 Outer Bank Drive

FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. - 23-004320 A-4788099 4702 Outer Bank Drive, Peachtree Corners, GA 30092 and carries a Tax Parcel Number of 30092 and carries a Tax Parcel Number of R347200. However please rely only on the above legal description for location of the property. If the property contains multiple lots or parcels, the undersigned reserves the right to sell the property or any portion thereof in separate lots, parcels or as a whole. The indebtedness secured by said Deed to Secure Debt having been declared due and payable because of among other possible events of default, failure to pay indebtedness as and when due pursuant to said Deed to Secure Debt and Note. The debt remaining in default, this sale will be made for the purposes of paying the same and all expenses of sale, including attorneys fees, if applicable. The property will be sold as the property of Sleep Again Capital, LLC, subject to the following: all prior restrictive covennts, easements, rights-of-way, security deeds or record; all valid zoning ordinances; matters which would be disclosed by an accurate survey of the property or by any R6347200. However GDP2646
gpn11

NOTICE OF SALE UNDER POWER STATE
OF GEORGIA COUNTY
OF GWINNETT Under
and by virtue of the power of sale contained with
that certain Security
Deed dated November
30, 2020, from Latanya
Kechain Turner and
Dashawn Thomas Turner, Sr to Mortgage Electronic Registration Systems, Inc., as nominee
for Broker Solutions, Inc.
dba New American
Funding, recorded on December 9, 2020 in Deed
Book 58153 at Page 197
Gwinnett County, Geor-Book 58153 at Page 197 Gwinnett County, Georgia records, having been last sold, assigned, transferred and conveved to Data Mortgage, INC.
DBA, Essex Mortgage by Assignment and said Security Deed having been given to secure a note dated November 30, 2020, in the amount of \$211,105.00, and said Note being in default, the un-

which would be disclosed by an accurate survey of the property or by any inspection of the property; all outstanding taxes, assessments, unpoid bills, charges and expenses that are a lien against the property whether due and payable or not yet due and payable. This sale will be conducted subject to (1) confirmation that the sale is not prohibited un-(1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit as to the amount and status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Sec. 44-14-162.2, the name, address and telephone number of the individual or entity who

name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above described mortgage is as follows, in addition to its counsel identified below: Sleep Again Capital, LLC 2536 Rimrock Avenue, Suite 400 - 103, Grand Junction, CO, 81505, US 303-578-0045
The foregoing notwithstanding, nothing in O.C.G.A. Sec. 44-14-162.2 shall be construed to require Sleep Again Capital, LLC to negotiate, amend or modify the terms of the Deed to Secure Debt described herein.

Sleep Again Capital, LLC

herein.
Sleep Again Capital, LLC
As Attorney-in Fact for
Hardy C. Chukwu
FREEMAN MATHIS &
GARY, LLP
Travis Knobbe, Esa.
100 Galleria Parkway,
Suite 1600
Atlanta, GA 30339-5948
THIS COMMUNICATION
IS FROM A DEBT COLL
ECTOR ATTEMPTING

IS FROM A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT; ANY INFORMATION OBTAINED WILL BE USED FOR THAT PUR-POSE. HOWEVER, IF THE DEBT IS IN AC-TIVE BANKRUPTCY OR HAS BEEN DIS-CHARGED THROUGH