Foreclosures

Foreclosures

FOUND:

Foreclosures

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7/5 12 19 26 2023 GDP2723
gpn11
NOTICE OF SALE UNDER POWER STATE
OF GEORGIA, COUNTY
OF GWINNETT By OF GEORGIA, COUNTY
OF GWINNETT By
virtue of a Power of Sale
contained in that certain
security Deed from Kenneth Bryan Jackson to
Mortgage Electronic
Registration Systems,
Inc. as nominee for Broker Solutions, Inc. dba
New American Funding,
its successors and assigns, dated October 11,
2019 and recorded on October 15, 2019 in Deed
Book 56955, Page 130, in
the Office of the Clerk of
Superior Court of Gwinneth County, Georgia,
said Security Deed having been given to secure
a Note of even date, in
the original principal
amount of Two Hundred
Thirty-Three
Thousand
ond 00/100 dollars
(\$233,000.00) with interset thereon as provided (\$233,000.00) with interest thereon as provided therein, as last transtherein, as last trans-ferred to Broker Solu-tions, Inc. d/b/a New American Funding, recorded in Deed Book 59624, Page 338, afore-said records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georaia, or at such place 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 194 of the 5th District, of Gwinnett District, of Gwinnett County, Georgia, and being Lot 5, Block D of The Landing at Bay Creek, Unit I, as per plat recorded in Plat Book 102, Page 42-44 of Gwinnett County, Georgia Records, which plat is incorporated herein and made a part hereof by reference. Said property being known as 832 Creek Bothom Road according to the present system of numbering property in Gwinnett County Georgia. Said property more commonly be known as 832 Creek Bothom Road, Loganville, GA 30052. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys fees having been given). The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is Broker Solutions inc. dba New American Funding, Ch Home Retention Department, 11001 Lakeline Blvd. Ste. 325, Austin, TX 78717. Soid property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) 20 ning ordinances; b) matters which would be titled the purpose of the sale will also be subject to the following items which may affect the title: a) FAIRVIEW PARK
RECORDED IN DEED
BOOK 28492, PAGE 93,
GWINNETT COUNTY,
GEORGIA RECORDS:
AS AMENDED FROM
TIME TO TIME. PARCEL ID: R7347-456 ADDRESS: 389 EAGLE
TIFF DRIVE, SUGAR
RILL, GA 30518 The debt
secured by the Security
Deed and evidenced by
the Note and has been,
and is hereby, declared
due and payable because
of, among other possible
events of default, failure
to make the payments as
required by the terms of
the Note. The debt remaining is in default and
this sale will be made for
the purposes of paying
the Security Deed, accrued interest, and all
expenses of the sale, including attorneys' fees.
Notice of intention to collect attorneys' fees has
been given as provided been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property are Alberto Miguel Duque Rincon and Aleiandra Duque Morales. The property, being commonly known as 389 East of the property, being commonly known as 389 East of the property of Alberto Miguel Duque Rincon and Aleiandra Duque Morales, subiect 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 interest the property and payable the property which would be disclosed by accurate survey and interest the property which matters which would be disclosed by an accurate survey or by an inspection of the property; c) 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 authority f) and f) and f) and f) and f) all outstanding f) and f) a ing authority; f) all out-standing bills for public utilities which constitute liens upon said property; 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 messpecific interest, 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 negotite described and respective the secured creditor to negotite amend or modify the the undersigned, the owners and party in possession of the property are Kenneth Bryan Jackson and or tenant (s). 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 confirmation of the status of the loan with the holder of the Security Deed, Bro-

PROPERTY BEING
SHOWN AS UNIT 128 ON
THE FINAL PLAT OF
FAIRVIEW PARK
TOWNHOMES UNIT 3,
PREPARED BY PRECISION PLANNING INC.,
DATED 7/26/04, LAST
REVISED 10/28/05. TO-

REVISED 10/28/05. TO-GETHER WITH AND SUBJECT TO ALL RIGHT, TITLE AND IN-TEREST IN AND TO THOSE CERTAIN

COVENANTS,

THOSE CERTAIN
COVENANTS, RESTRICTIONS AND
EASEMENTS AS CONTAINED IN DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR
FAIRVIEW PARK
RECORDED IN DEED
BOOK 9400 PAGE 92

lect attorneys' fees has

been given as provided by law. To the best of the

curate survey and in-spection thereof, and all

in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. Albertelli Law Attorney for Data Mortgage, INC. DBA, Essex Mortgage as Attorney in Fact for Albertonney in Fact for Alberton Miguel Dugue Rincon and Aleiandra Dugue Morales 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242 By: Rohan Rupani For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PUR-POSE. - 23-106323 A-4788599

6/28;7/5 12 19 26 2023 GDP2891

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NOTICE OF FORECLOSURE SALE UNDER
POWER FORSYTH
COUNTY, GEORGIA
Under and by virtue of
the Power of Sale contriped in a Security Deed

tained in a Security Deed given by Rachell Kim to

given by Rachell Kim to Eunae Yu, dated In Deed Book 60390, Page 00819 Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Thirty Five Thousand and 0/100 dollars (\$35,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the county, Georgia, within the legal hours of sale on 08/01/2023, the following described property: All that tract or parcel of legal ideal time in 23750.

described property: All that tract or parcel of land identified as 3750 Crescent Walk Lane, Map & Parcel Number R7215 279, in Land Lot 215 of the 7th District in Gwinnett County, Georgia Records. 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

fault, failure to pay the indebtedness as and 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

assessments, liens,

Kenneth Bryan Jackson Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tal-lahassee, FL 32312; (850) 422-2520 7/5 12 19 26 2023 GDP2745 GDP2745
gpm11
STATE OF GEORGIA
COUNTY OF GWINNETT NOTICE OF
SALE UNDER POWER
Under and by virtue of
the power of sale contained with that certain
Security Deed dated
June 26, 2020, from Alberto Miguel Duque Rincon and Alejandra Duque
Morales to Mortgage Morales to Mortgage Electronic Registration Electronic Registration
Systems, Inc., as nominee for Paramount Residential Mortgage Group,
Inc., recorded on July 22,
2020 in Deed Book 57678
at Page 264 Gwinnett
County, Georgia records,
having been last sold, assigned, transferred and
conveyed in Data Mort having been last sold, assigned, transferred and conveyed to Data Mortgage, INC. DBA, Essex Mortgage by Assignment and said Security Deed having been given to secure a note dated June 26, 2020, in the amount of \$206,196.00, and said Note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Gwinnett County, Georgia, on August 1, 2023 the following described real property (hereinafter referred to as the "Property"): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 347 OF THE TTH DISTRICT, GWINNETT COUNTY, GEORGIA, REING IINIT 128 OF DISTRICT, GWINNETT
COUNTY, GEORGIA
BEING UNIT 128 OF
FAIRVIEW PARK
TOWNHOMES, UNIT 3,
AND BEING MORE
PARTICULARLY DESCRIBED AS
FOLLOWS: TO FIND
THE POINT OF BEGINNING COMMENCE AT
THE INTERSECTION
OF THE COMMON
LAND LOT SIME OF
LAND LOTS 347 AND 348
AND THE WESTERLY
OF AND THE WESTERLY
RIGHT- OF-WAY OF
SUWANUE DAM ROAD
(80' RIGHT-OF-WAY);
THENCE ALONG THE
WESTERLY RIGHT-OFWAY OF SUWANEE
DAM ROAD IN A
SOUTHERLY DIRECTION FOR A DISTANCE
OF 754.41 FEET TO A
POINT, THENCE LEAVING SAID RIGHT-OFWAY SOUTH 71 DEGREES 50 MINUTES 08
SECONDS WEST FOR A
DISTANCE OF 489.88
FEET TO A POINT;
THENCE NORTH 28 DE-

the Security Deed. Bro-ker Solutions Inc. dba New American Funding

Attorney-in-Fact for

Foreclosures 9075 Foreclosures GREES 15 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 7.23 FEET TO A 1½" OPEN TO PIPE, THENCE SOUTH 80 DEGREES 58 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 475.67 FEET TO A POINT; THENCE SOUTH 09 DEGREES 28 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 195.29 FEET TO A POINT, THENCE SOUTH 00 DEGREES 00 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 195.29 FEET TO A POINT, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 195.29 FEET TO A POINT, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 195.29 FEET TO A POINT, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 195.29 FEET TO A POINT, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS GREES 15 MINUTES 09

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provided in Security Deed and by law, includ-ing attorney's fees (no-tice of intent to collect ing attorney's fees (notice of intent to collect attorney's fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: William R. Carlisle, attorney for Eunae Yu and he can be contacted at (770) 337-4964, or by writing to 4607 Cardinal Ridge Way, Flowery Branch, GA 30542, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the SOUTH WU DEGREES WU MINUTES WO SECONDS EAST FOR A DISTANCE OF 68.51 FEET TO A POINT, THENCE NORTH 71 DEGREES 10 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 98.32 FEET TO A POINT AT THE SOUTHERNMOST CORNER OF UNIT 128, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE FROM SAID TRUE POINT OF BEGINNING; THENCE FROM SAID TRUE POINT OF BESTABLISHED NORTH 37 DEGREES 51 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 37.91 FEET TO A POINT; THENCE NORTH 52 DEGREES 08 MINUTES 58 out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Rachell Kim or tenant(s); and said property is commonly known as 3750 Crescent Walk Lane, Suwanee, GA 30024. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptc, Code; (2) final confirmation and audit of the status of the loan with the holder of the security deed; and (3) any right of redemption or other lien not extinguished by foreclosure.
William R. Carlisle as Attorney at Law for Eunae Yu, phone (770) 337-4964, or by writing to: 4607 Cardinal Ridge Way, Flowery Branch, GA 30542.

7/5 12 19 26 2023 THENCE NORTH 52 DEGREES 08 MINUTES 58 SECONDS EAST FOR A DISTANCE OF 24.13 FEET TO A POINT; THENCE SOUTH 37 DEGREES 51 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 2.03 FEET TO A POINT, THENCE SOUTH 37 DEGREES 42 MINUTES 08 THENCE SOUTH 37 DEGREES 42 MINUTES 08
SECONDS EAST 31.94
FEET TO A POINT;
THENCE SOUTH 37 DEGREES 51 MINUTES 02
SECONDS EAST 31.94
FEET TO A POINT;
THENCE SOUTH 52 DEGREES 08 MINUTES 58
SECONDS WEST FOR A
DISTANCE OF 24.05
FEET TO A POINT,
SAID POINT BEING
THE TRUE POINT OF
BEGINNING. SAID
PROPERTY BEING
SHOWN AS UNIT 128 019

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NOTICE OF SALE UNDER POWER STATE
OF GEORGIA, COUNTY
OF GWINNETT By
virtue of a Power of Salv
contained in that certain
Security Deed from
Stephen Robert Munier
to Mortgage Electronic
Registration Systems,
Inc., as nominee for Registration Systems, Inc., as nominee for Branch Banking and Trust Company, dated April 20, 2014 and recorded on December 1, 2014 in Deed Book 53253, Page 23, 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 One Hundred Sixty-Two Thousand and 00/100 dollars (\$162,000.00) with interest thereon as provided therein, 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 271 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT, BOOK 61, WTMTREE SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED HEREIN BY THIS REFERNCE AND MADE A RECORDED PLAT IS INCORPORATED HEREIN BY THIS REFERNCE AND MADE A SCRIPTION. SUBJECT ON ANY EASEMENTS OR RESTRICTIONS OF RECORD. Said property may more commonly be known as \$325 Wyntree Court, Peachtree Corrers, GA 30071. The debt secured by said Security peed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys fees (notice of intent to collect attorneys fees having been given). The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is Specialized Loan Servicing LLC, 6200 S. Quebec Street, Greenwood Village, CO. 8011, 800-315-4757. Said property will be sold on an as-is basis without any representation, warranty recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any ost-standing 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 tax. ing authority; f) all out-standing bills for public utilities which constitute standing bills for public utilities which constitute liens upon said property; 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, towers of the undersigned, towers of the property are Stephen Robert Munier and or tenant(s). 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. Specialized Loan Servicing LLC as Attorney-in-Fact for Stephen Robert Munier Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520
7:5,12,19,26,2023

GDP2923 GDP2923
gpn11
Notice of Sale Under
Power. State of Georgia,
County of GWINNETT.
Under and by virtue of
the Power of Sale contained in a Deed to Secure Debt given by
LEONARD HENDERSON AND KELLI LANGLEY to WELLS FARGO SON AND KELLI LANG-LEY to WELLS FARGO HOME MORTGAGE, INC., dated 06/17/2003, and Recorded on 07/29/2003 as Book No. 33863 and Page No. 0041, GWINNETT County, Georgia records, as last assigned to WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE INC (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$204,380.00, with inter-

torneys fees (notice of intent to collect attorneys fees hoving been given). BANK OF AMERICA, N.A. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, acting on behalf of and, as necessary, in consultation with BANK OF AMERICA, N.A. (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 162.2, BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP may be contacted at 18ANK OF AMERICA, DEACH MERICA, est at the rate specified therein, 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: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 151 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING IN LAND NETT COUNTY, GEORGIA, BEING LOT 1, BLOCK E, UNIT ONE, GATES MILL, AS PER PLAT RECORDED IN PLAT BOOK 47, PAGE 135, GWINNETT COUNTY RECORDS. REFERENCE TO SAID PLAT IS HEREBY MADE FOR A COMPLETE DESCRIPTION OF THE PROPERTY IS IMPROVED FROPERTY IS IMPROVED PROPERTY KNOWN AS 1464 MILLENIAL LANE, ACCORDING TO THE PRESENTY IN GWINNETT COUNTY, GEORGIA. The debt secured by said Deed to Secure Debt has been and is hereby delared due because of, among other possible events of default, failure to pay the indebtedness and when due and in the manner provided in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made to ER TO BAC HOME
LOANS SERVICING, LP
may be contacted at:
BANK OF AMERICA,
N.A., AS SUCCESSOR
BY MERGER TO BAC
HOME LOANS SERVICING, LP, 7105 CORPORATE DRIVE, PLANO,
TX 75024, 800 669 6650.
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 3705
MICHAELS CREEK
WAY, LOGANVILLE,
GEORGIA 30052 is/are
SHIRLEY A BYRD or
tenant/tenants. Said
property will be sold sublect to (a) any outstanding ad valorem taxes (including taxes which are
a lien, but not yet due
and proyable). (b) any clūding 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 Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, ordinances, comments, restrictions, covenants, restrictions, covenants, restrictions, covenants, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of iudicial and noniudicial 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. BANK OF AMERICA, N.A. as Aftorney in Fact for SHIRLEY A BYRD. ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000009812793 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Bet Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 592, 2023 800 288 3212. Please note that, pursuant to O.C.G.A. § 4414 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 1464 MILLENNIAL LANE,

dersigned, the barry/parties in possession of the subject property known as 1464 MILLENNIAL LANE, LAWRENCEVILLE, GEORGIA 30045 is/are: LEONARD HENDERSON AND KELLI LANG-LEY or tenant/fenants. Soid 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 Deed to Secure Debt first set out above, including, but not justified to, assessments, liens, encumbrances, consenst, etc. The sale will be conducted subject to (1) confirmation and audit of the status of the loan with the holder of the security deed. Pursuant for certain procedures regarding the rescission of iudicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclo-GDP2926

Notice of Sale Under Power. State of Georgia, County of GWINNETT. Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by RICKY FOREST AND TERESA A FOREST to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE FOR PENNYMAC LOAN SERVICES, LLC dated 11/18/2014, and Recorded on 12/08/2014 and Recorded Power and other foreclo-sure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. WELLS FAR-GO BANK, N.A. SUC-ESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE INC as Attorney in Fact for Power and other foreclo-HOME MORTGAGE INC
as Aftorney in Fact for
LEONARD HENDERSON AND KELLI LANGLEY. THIS LAW FIRM
IS ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY
INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. 00000009435652
BARRETT DAFFIN
FRAPPIER TURNER &
ENGEL, LLP 4004 Belt
Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.

7/5,12,19,26,2023

GDP2924

GDP2924
gpn11
Notice of Sale Under
Power. State of Georgia,
County of GWINNETT.
Under and by virtue of
the Power of Sale contained in a Deed to Secure Debt given by
SHIRLEY A BYRD to
BANK OF AMERICA,
N.A. , dated 05/03/2005,
and Green of Sale condevice of the second on
06/02/2005 as Book No.
194944 and Page No. 0111,
GWINNETT County,
Georgia records, as last
assigned to BANK OF
AMERICA, N.A. (the Secured Creditor), by assignment, conveying the
after described property
to secure a Note of even
date in the original principal amount of AND PENELUPE L.

AND BY JOSEPH
C. KING,
REGISTERED LAND
SURVEYOR NO 1418,
AND BEING MORE
PARTICULARY DESCRIBED AS FOLLOWS.
BEGINNING AT AN
IRON PIN FOUND ON
THE SOUTHERLY
RIGHT OF WAY OF
RUNELLE PLACE (60'
RW) A DISTANCE OF
151.0 FEET EASTERLY
FROM THE INTERSECTION
OF THE EASTERLY
RIGHT OF WAY OF
SUMMIE DRIVE (60'
RW) WITH THE
SOUTHERLY RIGHT
OF WAY OF RUNELLE
PLACE (60' RW) (1F
SAID INTERSECTION
WAS
EXTENDED). date in the original principal amount of \$50,000.00, with interest at the rate specified therein, 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,

WAS
EXTENDED), AND
EXTENDED), AND
RUNNING THENCE
EASTERLY ALONG
THE SOUTHERLY
RIGHT OF WAY OF
RUNNELLE PLACE A
DISTANCE OF 184.13
FEET TO AN IRON PIN
FEET TO AN IRON PIN
SET; THENCE RUNNING
SET; THENCE RUNNING WESTERLY A
DISTANCE OF 68.16
FEET TO AN IRON PIN
SET; THENCE RUNNING WESTERLY A
DISTANCE OF 68.16
FEET TO AN IRON PIN
SET; THENCE RUNNING NORTHWESTERLY
A DISTANCE OF
37.03 FEET TO AN IRON
PIN SET; THENCE
RUNNING WESTERLY
A DISTANCE OF
37.03 FEET TO AN IRON
PIN SET; THENCE
RUNNING WESTERLY
A DISTANCE OF
TANCE OF 171.5 FEET
TO AN IRON
PIN SET; THENCE
RUNNING NORTHEASTERLY
A DISTANCE OF
TANCE OF 171.5 FEET
TO AN IRON
PIN SET; THENCE
RUNNING NORTHEASTERLY
A DISTANCE OF
TANCE OF 171.5 FEET
TO AN IRON
PIN
FOUND AT THE POINT
OF BEGINNING.
WITH PROPERTY
ESCRIBED BY SURVEY
RECORDED AT PLAT
BOOK 56, PAGE 298B,
GWINNETT COUNTY,
GEORGIA RECORDS.
TAX ID NO.
BEING THE SAME
PROPERTY CONVEYED BY WARRANTY DEED ty Courthouse within the legal hours of sale on the first Tuesday in August, 2023, the following described property: THE FOLLOWING DESCRIBED PROPERTY: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT(S) 65 OF THE 5 DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT (S) 15, BLOCK A; MILLSTONE SUBDIVISION, PHASE 1, AS PER PLAT RECORDED IN PLAT BOOK 80, PAGE 17, GWINNETT COUNTY, GEORGIA RECORDS. BEING AND INTENDING TO DESCRIBE THE SAME PREMISES CONVEYED IN A DEED RECORDED 18, 100,1199 IN BOOK 18329, PAGE 266.

IN BOOK 18329, PAGE 266.
KNOWN AS: 3705
MICHAELS CREEK
WAY The debt secured by said Deed to Secure Debt 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 Deed to Secure Debt. Because the debt remains in default, this sale will be made for the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including at-TY DEED
GRANTOR
JAMES A. LEMONS
AND PENELOPE L.
LEMONS
GRANTEE:
RICKY FOREST AND
TERESA A FOREST AS
JOINT TENANTS WITH
RIGHTS OF SURVIVORSHIP

DATED: 12/27/2013 RECORDED 12/31/2013 RECORDED 12/31/2013
DOC#/BOOK PAGE 52719 262
ADDRESS: 3428
RUNELLE PL SW, LILBURN, GA 30047 The
debt secured by soid
Deed to Secure Debt 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 Deed to Secure Debt. 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 Deed to Secure Debt
and by law, including attorneys fees (notice of intent to collect attorneys and by low, including attorneys fees (notice of intent to collect attorneys fees having been given). PENNYMAC LOAN SERVICES, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. PENNYMAC LOAN SERVICES, LLC, acting on behalf of and, as necessary, in consultation with PENNYMAC LOAN SERVICES, LLC (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. PENNYMAC LOAN SERVICES, LLC may be contacted at 162.2, PENNYMAC LOAN SERVICES, LLC may be contacted at 2 PENNYMAC LOAN SERVICES, LLC may be contacted at 2 PENNYMAC LOAN SERVICES, LLC may be contacted at 2 PENNYMAC LOAN SERVICES, LLC may be contacted at 2 PENNYMAC LOAN SERVICES, LLC may be contacted at 2 PENNYMAC LOAN SERVICES, LLC may be contacted at 2 PENNYMAC LOAN SERVICES, LLC may be contacted at 2 PENNYMAC LOAN SERVICES, LLC may be contacted at 2 PENNYMAC LOAN SERVICES, LLC may be contacted at 2 PENNYMAC LOAN SERVICES, LLC may be contacted at 2 PENNYMAC LOAN SERVICES, LLC may be contacted at 2 PENNYMAC LOAN SERVICES, LLC may be contacted at 2 PENNYMAC LOAN SERVICES, LLC may be contacted at 2 PENNYMAC LOAN SERVICES, LLC may be contacted at 2 PENNYMAC LOAN SERVICES, LLC may be contacted at 2 PENNYMAC LOAN SERVICES, LLC may be contacted at 3 PENNYMAC LOAN SERVICES, LLC may be contacted at 3 PENNYMAC LOAN SERVICES, LLC may be contacted at 3 PENNYMAC LOAN SERVICES, LLC may be contacted at 3 PENNYMAC LOAN SERVICES, LLC may be contacted at 3 PENNYMAC LOAN SERVICES, LLC may be contacted at 3 PENNYMAC LOAN SERVICES, LLC may be contacted at 3 PENNYMAC LOAN SERVICES, LLC may be contacted at 3 PENNYMAC LOAN SERVICES, LLC may be contacted at 3 PENNYMAC LOAN SERVICES, LLC may be contacted at 3 PENNYMAC LOAN SERVICES, LLC may be contacted at 3 PENNYMAC LOAN SERVICES, LLC may be contacted at 3 PENNYMAC LOAN SERVICES, LLC may be contacted at 3 PENNYMAC LOAN SERVICES, LLC may be contacted at 3 PENNYMAC LOAN SERVICES, LLC may be contacted at 3 PENNYMAC LOAN SERVICE loan. To the best knowledge and belief of the unloan. To the best knowledge and belief of the undersigned, the porty/parties in possession of the subject property known as 3428 RUNELLE PL SW. LILBURN, GEORGIA 30047 is/are: RICKY FOREST AND TERESA A FOREST or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and 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 Dead to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, cosements, restrictions, covenants, etc. The sale will be conducted subject will be conducted subject to (1) confirmation that

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. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the 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. PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for LOAN SERVICES, LLC
as Attorney in Fact for
RICKY FOREST AND
TERESA A FOREST.
THIS LAW FIRM IS
ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY
INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. 00000009837071
BARRETT DAFFIN
FRAPPIER TURNER &
ENGEL, LLP 4004 Belt
Line Rood, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.

7/5 12 19 26 2023

GDP2939 GDP2939
gpn11
NOTICE OF SALE
UNDER POWER IN
DEED
TO SECURE DEBT
GEORGIA, GWINNETT
COUNTY
Because of the default in
the payment of the indebtedness secured by a
Deed to Secure Debt executed by RC GROUP IN-

division of Barrington Bank & Trust Company, N.A. 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 sole on the first Tuesday in August, 2023, the following described property: All that tract or parcel of land lying and being In Land Lot 32 of the 6th District, Gwinnett County, Georgia, being Lot 61, Block A, Tuscan Ridge Subdivision, as per plat recorded In Plat Book 119, Pages 136-139, Gwinnett County, Georgia, being Lot 61, Records, which recorded plat is Incorporated herein by this reference and the payment of the indebtedness secured by a Deed to Secure Debt executed by RC GROUP INVESTMENTS LLC to the ESTATE OF KAY PEARL CARDEN, GRANT, dated May 15, 2012, and recorded in Deed Book 51373, page 647, of the records of the Clerk of the Superior Court of Gwinnett County, Georgia; said deed having been transferred to JAMES W. CARDEN by Assignment of Security Deed dated May 15, 2012, and recorded in Deed Book 51493, page 180, Gwinnett County Records; said deed having been modified by Modification of Deed to Secure Debt dated February 20, 2013, and recorded in Deed Book 52203, page 274, Gwinnett County Records; and said deed having been standified by Modification Agreement dated February 15, 2019 and recorded in Deed Book 56580, page 130, Gwinnett County Records; and said deed and the note thereby secured, has declared the entire amount of said indebtedness due and payable and pursuant to the power of said in said plat is Incorporated herein by this reference and made a part of this demade a part of this description.

Tax ID: R6032 335

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 indebtdeness as and 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 because the debt remains in default, sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Winston of Barrington Bank & Trust Mortgage, a division of Barrington Bank & Trust Company, N.A. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Nationstar Mortgager is the entity with the full of said indebtedness due and payable and pursuant to the power of sale contained in said deed will on the first Tuesday in August 2023, during the legal hours of sale at the Courthouse door in Gwinnett County, Georgia, sell at public outcry to the highest bidder for cash the property described in said deed, to-wit: der for cash the property described in said deed, to-wit:
ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 174 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, CONTAIN-ING 2.0753 ACRES ACCORDING TO A PLAT OF SURVEY PRE-PARED FOR KAY P. GRANT BY LANNES K. BURKHALTER, REGISTERED LAND SUR VEYOR, DATED MARCH 17, 1995 AND RECORDED AT PLAT BOOK 66, PAGE 93-B, GWINNETT COUNTY, GEORGIA RECORDED AT PLAT BOOK 66, PAGE 93-B, GWINNETT COUNTY, GEORGIA RECORDED AT PLAT BOOK 164 PLAT IS INCORPORATED HEREIN BY

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, Nationstar Mortgage, LLC d/b/a Mr. Cooper may be contacted at: (833) 685-2565 or by writing to 350 Highland Drive, Lewisville, TX 75067.
Please note that, pursuant to O.C.G.A. \$44-14-162.2, the secured creditor is not reauired to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 2996 TUSCAN RIDGE DRIVE, SNELLVILLE, GA 30039 is/are: Kali Borders or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and 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. encumbrances, zoning ordinances, easements, restrictions, covenants,

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. deed.
Pursuant to O.C.G.A. §913-172.1, which allows for certain procedures regarding the rescission of

GEORGIA RECORDS,
WHICH PLAT IS INCORPORATED HEREIN BY
REFERENCE AND BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:
TO FIND THE TRUE
POINT OF BEGINNING,
BEGIN AT A POINT
WHEN AN IRON ROD IS
SET AT THE INTERSECTION OF THE
SOUTHWESTERLY
RIGHT OF WAY OF
VICTOR STREET AND
THE NORTHWESTERLY RIGHT OF WAY OF
US. HIGHWAY 29 (CROGAN STREET) WHICH
IS THE TRUE POINT
OF BEGINNING,
THENCE PROCEED
ALONG THE NORTHWESTERLY RIGHT OF
WAY OF US. HIGHWAY
29 (CROGAN STREET)
IN A SOUTHWESTERLY DIRECTION A DISTANCE OF 393.02 FEET
TO AN IRON ROD;
THENCE PROCEED
NORTH 48 DEGREES IS
MINUTES 28 SECONDS
WEST A DISTANCE OF

9075 Foreclosures judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclo-AXLE FOUND;
THENCE PROCEED
NORTH 35 DEGREES 40
MINUTES 59 SECONDS
EAST A DISTANCE OF
97.91 FEET TO A
POINT; THENCE PROCEED NORTH 49 DEGREES 00 MINUTES 00
SECONDS WEST A DISTANCE OF 100.42 FEET
TO AN IRON ROD;
THENCE PROCEED
NORTH 36 DEGREES NORTH 36
MINUTES 59 SECONDS Power and other foreclo-sure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding

provided in the preceding paragraph.
Funds used at sale shall be in certified funds and payable to Bell Carrington Price & Gregg, LLC.
Wintrust Mortgage, a division of Barrington Bank & Trust Company, N.A. as Attorney in Fact for Kali Borders.
Any information obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File: 23-54107 7/5,12,19,26,2023

GDP2998

THENCE PROCEED NORTH 36 DEGREES 58 MINUTES 59 SECONDS EAST A DISTANCE OF 334.42 FEET TO A POINT ALONG THE SOUTHWESTERLY RIGHT OF WAY OF VICTOR STREET; THENCE PROCEED ALONG THE SOUTHWESTERLY RIGHT OF WAY OF VICTOR STREET TO AN IRON ROBE TO GDP2998
gpn11
NOTICE OF SALE
UNDER POWER
UNDER POWER
UNDER POWER
OT Sale contained in that certain
Deed to Secure Debt, Assignment of Rents and
Security Agreement dated July 9, 2021, given by
Matriace Buford Development Company II, LLC
(hereinafter, Grantor) to
CL-E CIB Loan Company, LLC, as recorded on
July 9, 2021 in Deed Book
58938, Page 00691, Superior Court of Gwinnett
County, Georgia records,
as modified by that certain Modification of Deed
to Secure Debt, Assignment of Rents and Security Agreement by and been given of the intention to collect attorney's fees in accordance with the terms of the note and deed to secure debt. Said property will be sold as the property of WALDEN ALVAREZ LINARES and MIRIAM ARELLANO and the proceeds will be applied to the payment of said indebtedness, the expenses and costs of sale, including attorney's fees. Any remaining proceeds will be applied pursuant to said deed and the laws of the State of Georgia. The undersigned will execute a deed to the purchaser at said sale as provided for in the aforementioned deed to secure debt. Said sale will divest all the right, title and interest of the maker thereof of said property and shall vest said title in the purchaser at said sale. JAMES W. CARDEN rity Agreement by and between Mattiace Buford Development Company and CL-E CIB Loan Company, LLC dated July 13, 2022, and recorded on July 26, 2022 in Deed Book 60102, Page 00454, Superior Court of Gwinnett County, Georgia records (hereinafter the Security Deed), with said Security Deed) with said Security Deed having been given to secure that certain Promissory Note dated July 9, 2021, made by Grantor in favor of CL-E CIB Loan Company, LLC in the original principal amount of Five Million Five Hundred Thousand and 00/100 Dolars (\$\$5,500,000.00) with interest thereon as provided therein, with said Note being modified by that certain Armeded and Restated Promissory Note dated June 1, 2022, which increased the principal amount of the Note to Five Million Seven Hundred Thousand Two Hundred Eighty-Two and 59/100 Dollars (\$\$,776,282.59) (hereinafter, the Note), as further modified by that certain Second Loan Modification Agreement by and between Grantor and CL-E CIB Loan Company, LLC dated Cotober 28, 2022, and as further modified by that certain Third Loan Modification Agreement by and between Grantor and CL-E CIB Loan Company, LLC dated Cotober 28, 2022, and as further modified by that certain Third Loan Modification Agreement by and between Grantor and CL-E CIB Loan Company, LLC dated February 7, 2023. There will be sold by the undersigned at public outcry to the highest bid der for cash before the Courthouse door at Gwinnett County, Georgia within the legal hours of sole on Tuesday, August 1, 2023, the following described property (hereinafter, the Property): in the purchaser at said sale.
JAMES W. CARDEN
As Attorney in Fact for RC. GROUP INVESTMENTS LLC
Lender Contact:
James W. Carden
C/o Timothy B. Smith
485 S. Perry Street
Lawrenceville, Georgia
30046
770-962-4437
STELL, SMITH & MATTISON, P.C.
Attorneys for James W.
Carden
485 S. Perry Street 770-962-4437
THIS LAW FIRM IS
ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY
INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.
77(13-13-04-6222) 7/5 12 19 26 2023

GDP2955
gpn11

Notice of Sale Under
Power

State of Georgia, County
of Georgia, County
of Georgia, County
of Gwinnett
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Kali Borders to
Mortgage Electronic
Registration Systems,
Inc., as nominee for Wintrust Mortgage, a division of Barrington Bank
& Trust Company, N.A.
(the Secured Creditor),
dated March 28, 2019,
and Recorded on March
29, 2019 as Book No. 5495
and Page No. 116, Gwin-

485 S. Perry Street Lawrenceville, G 30046

7/5 12 19 26 2023

29, 2019 as Book No. 56495
and Page No. 116, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$317,500.00, with interest at the rate specified therein, as last assigned to Wintrust Mortgage, a division of Barrington Bank & Trust Company, N.A. by assignment that

770-962-4437

INGREE, the Property):

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 219 OF THE THE DISTRICT OF GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLOWS:
BEGIN AT A CONCRETE MONUMENT FOUND LOCATED AT THE SOUTHERNMOST END OF A MITERED INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY OF PLUNKETT ROAD (VARIABLE R.W) AND THE SOUTHWESTERLY RIGHT-OF-WAY OF PLUNKETT ROAD (VARIABLE R.W) AND THE SOUTHWESTERLY RIGHT-OF-WAY OF GEORGIA HIGHWAY 20 (A.K.A. BUFORD PRIVE) (VARIABLE R.W)

GEURGIA HIGHWAT 20
(A.K.A. BUFORD
DRIVE)(VARIABLE
R/M), THENCE NORTH
22 DEGREES 00 MINUTES 56 SECONDS
EAST A DISTANCE OF
9,99 FEET ALONG SAID
MITER TO A POINT;
THENCE SOUTH 70 DEGREES 49 MINUTES 06
SECONDS WEST A DISTANCE OF 135.70 FEET
ALONG THE PROPOSED RIGHT-OF WAY
OF PLUNKETT ROAD
TO A POINT; THENCE
SOUTH 70 DEGREES 49
MINUTES 06 SECONDS
WEST A DISTANCE OF
136.93 FEET ALONG
SAID PROPOSED
RIGHT-OF-WAY TO A
POINT; THENCE
SOUTH 70 DEGREES 49
MINUTES 06 SECONDS
WEST A DISTANCE OF
212.16 FEET ALONG
SAID PROPOSED
RIGHT-OF-WAY TO A
POINT; THENCE
SOUTH 70 DEGREES 49
MINUTES 06 SECONDS
WEST A DISTANCE OF
212.16 FEET ALONG
SAID PROPOSED
RIGHT-OF-WAY TO A
POINT; THENCE
ALONG A CURVE TO
THE LEFT FOR AN
ARC LENGTH OF 484.95
FEET, HAVVING A RADIUS OF 1103.96 FEET,
BEING SUBTENDED
BY A CHORD BEARING
SOUTH 58 DEGREES 14
MINUTES 02 SECONDS
WEST, FOR A DISTANCE OF 481.96 FEET,
BEING SUBTENDED
BY A CHORD BEARING
SOUTH 45 DEGREES 14
MINUTES 04 SECONDS
WEST, FOR A DISTALONG A CURVE TO
THE LEFT FOR AN
ARC LENGTH OF 33.47
FEET, HAVVING A RADIUS OF 7288.97 FEET,
BEING SUBTENDED
BY A CHORD BEARING
SOUTH 45 DEGREES 31
MINUTES 04 SECONDS
WEST, FOR A DISTALONG SAID PROPOSED RIGHT-OF-WAY
TO A POINT; THENCE
ALONG A CURVE TO
THE LEFT FOR AN
ARC LENGTH OF 33.47
FEET, HAVVING A RADIUS OF 7288.97 FEET,
BEING SUBTENDED
BY A CHORD BEARING
SOUTH 45 DEGREES 31
MINUTES 04 SECONDS
WEST, FOR A DISTALONG SAID PROPOSED RIGHT-OF-WAY
TO A POINT; THENCE
ALONG A ROBING
SOUTH 45 DEGREES 31
MINUTES 05 SECONDS
WEST, FOR A DISTANCE OF 393.38 FEET
TO A POINT;
THENCE OF A DISTANCE OF 593.38 FEET
TO A POINT;
THENCE OF TALONG
SUBTENDED
BY A CHORD BEARING
SOUTH 45 DEGREES 31
MINUTES 22 SECONDS
WEST, FOR A DISTANCE OF 593.38 FEET
TO A POINT;
THENCE OF TALONG
SUBTENDED
THE TRUE POINT OF
DEGREES 37 MINUTES 34
SECONDS WEST A DISTANCE OF 593.38 FEET
TO A POINT;
THENCE NORTH 30 DEGREES 37 MINUTES 34
SECONDS WEST A DISTANCE OF 5725.32 FEET
TO A 1/2" REBAR
ECUIND.

SECONDS EAST A DISTANCE OF 725.32 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 42 DEGREES 05 MINUTES 40 SECONDS EAST A DISTANCE OF 166.80 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT FOR AN ARC LENGTH AVING A RADIUS OF EET, BEING SUBTENDED BY A CHORD BEARING SOUTH 25 DEGREES 49 MINUTES 56 SECONDS EAST, FOR A DISTANCE OF PNAIL FOUND; THENCE SOUTH 59 DEGREES 32 MINUTES 57 SECONDS WEST A DISTANCE OF 222.12 FEET TO A PK NAIL FOUND; THENCE SOUTH 59 DEGREES 32 MINUTES 57 SECONDS WEST A DISTANCE OF 222.12 FEET TO A PK NAIL FOUND; THENCE SOUTH 59 DEGREES 37 MINUTES 57 SECONDS WEST A DISTANCE OF 222.12 FEET TO A PK NAIL FOUND; THENCE NORTH 30 DEGREES 27 MINUTES 03 SECONDS WEST A DISTANCE OF 222.12 FEET TO A PK NAIL FOUND; THENCE NORTH 30 DEGREES 27 MINUTES 03 SECONDS WEST A DISTANCE OF 222.12 FEET TO A PK NAIL FOUND; THENCE NORTH 30 DEGREES 27 MINUTES 03 SECONDS WEST A DISTANCE OF 222.12 FEET TO A PK NAIL FOUND; THENCE NORTH 30 DEGREES 27 MINUTES 03 SECONDS WEST A DISTANCE OF 222.12 FEET TO A PK NAIL FOUND; THENCE NORTH 30 DEGREES 27 MINUTES 03 SECONDS WEST A DISTANCE OF 222.12 FEET TO A PK NAIL FOUND;

and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the UCC Financing Statement first set out above. To the best knowledge, and belief of the undersigned, the party in possession of the property is Wendy Lovejoy, and Elizabeth Witter; and said property is more commonly known as 2908 Grey Moss Pass, Duluth, GA, 30097. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirma-

property, any ments, liens, brances, zoning

assess

TANCE OF 65.43 FEET
TO A PK NAIL FOUND;
THENCE SOUTH 59 DEGREES 32 MINUTES 57
SECONDS WEST A DISTANCE OF 375.36 FEET
TO A POINT;
THENCE NORTH 30 DEGREES 27 MINUTES 03
SECONDS WEST A DISTANCE OF 5.00 FEET
TO A PK NAIL FOUND;
THENCE SOUTH 59 DEGREES 32 MINUTES 57
SECONDS WEST A DISTANCE OF 107.88 FEET
TO AN IRON PIN SET;
THENCE SOUTH 30 DEGREES 27 MINUTES 03
SECONDS EAST A DISTANCE OF 107.88 FEET
TO AN IRON PIN SET;
THENCE SOUTH 30 DEGREES 27 MINUTES 03
SECONDS EAST A DISTANCE OF
347.50 FEET TO A PK
NAIL FOUND, SAID PK
NAIL BEING THE
TRUE POINT OF BEGINNING.
THE ABOVE DE-GINNING.
THE ABOVE DESCRIBED TRACT CONTAINS AN AREA OF
4.795 ACRES.

9075

ANS AN AREA OF A 1795 ACRES.
Commonly known as:
3740 Buford Drive, Buford, Georgia 30519
Together with all fixtures and personal property attached to and constituting a part of said Property as referred to in the Security Deed and any exhibits thereto. Being improved property known as 3740 Buford Drive, Buford, Georgia 30519.
The debt secured by the above Security Deed has

The debt secured by the above Security Deed has been and is hereby declared due because of, among other possible events of defaults, failure to pay the indebtedness as and when due in the manner provided in the Mote and Security Deed. The debt described herein remaining in default, this sale will be made for the purpose of paying said debt and all expenses of this sale, as provided in the Security Deed and by law, including reasonable attorneys fees, as provided for therein. The above-described Property will be said

for therein.
The above-described
Property will be sold
subiect to outstanding ad
valorem taxes (including
taxes which are a lien
but not yet due and
payable), matters which
might be disclosed by an
accurate survey and inspection of the property,
assessments, liens, encumbrances, zoning ordinances, restrictions, nances, covenants, and any matters of record superior to the above-referenced Security Deed. To the best of the undersigneds knowledge, information, and belief, equitable title to the Property is held by Grantor and the current tenant CR Fitness Buford, LLC has possession of the Property. The entity to negotiate, amend, and modify all terms of the Note and Security Deed is: CL-E CIB Loan Company, LLC, c/o Envoy Net Lease Partners, Attn: Eric Spokas, 1343 Shermer Road, Suite 309, Northbrook, Illinois 60062, telephone number: (847) 239-6966. 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 by the holder of the Security Deed. CL-E CIB Loan Companances, restrictions, covenants, and any mat-

Tus of the load by the holder of the Security Deed.
CL-E CIB Loan Compony, LLC, as Agent and Attorney in Fact for Matiace Buford Development Company II, LLC Patrick M. Sneed, Esq. Davis, Pickren, Seydel & Sneed, LLP 285 Peachtree Center Avenue NE 2300 Marquis Two Tower Atlanta, Georgia 30303 Telephone: (404) 588-5805 Facsimile: (404) 582-8823 psneed@dpsslegal.com 7/5,12,19,26,2023

GDP3001

GDP3001
gpn11
NOTICE OF FORECLOSURE SALE UNDER
POWER GWINNETT
COUNTY, GEORGIA
NOTICE OF FORECLOSURE SALE UNDER
POWER GWINNETT
COUNTY, GEORGIA Under and by virtue of the
Power of Sale contained
in a UCC Financing
Statement held by Edwin Statement held by Edwin
C. Freeman, filed, and
recorded in the Gwinnett County, Georgia Records, on April 17, 2023 Records, on April 17, 2023 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-described property to collect a debt in the amount of Four Million Fourteen Thousand Eighty Three Dollars and Sixty-Six Cents (\$4,014,083.66), there will be sold at public outery be sold of public outcry to the highest bidder for cosh before the courthouse door of Gwinnert County, Georgia, within the legal hours of sale on July 12, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 159 OF THE TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 705, BLOCK G, SUGAR-LOAF COUNTRY CLUB, POD 6B, AS PER PLAT BOOK 91, PAGES 178, POD 6B, AS PER PLAT BLOCK G, SUGAR-LOAF COUNTRY CEORGIA, BEING LOT TY, GEORGIA, BUT TO TY, GEORGIA, BUT TO THE TO THE TY TO THE TY TO THE TY T