9075 Foreclosures	9075 Foreclosures	9075 Foreclosures	9075 Foreclosures	9075 Foreclosures	9075 Foreclosures	9075 Foreclosures	9075 Foreclosures	9075
tion, and audit of the sta- tus of the debt with the holder of the UCC Fi-	scribed as follows: Be- ginning at the point where the southwestern	Deed to Secure Debt has been and is hereby de- clared due because of,	ness remaining in de- fault, this sale will be made for the purpose of	162.2 shall be construed to require a secured creditor to negotiate,	North American Savings Bank F.S.B. securing a Note in the original prin-	amend or modify all terms of the loan (al- though not required by	Gpn11 gdp2595	tice pursua § 13-1-11 ha en).
nancing Statement, and	right-of-way of Azalea	among other possible	paying the same, all ex-	amend, or modify the	cipal amount of	law to do so) is: Selene	NOTICE OF SALE UN- DER POWER	Said proper
(3) any right of redemp- tion or other lien not ex-	Drive (being a 60-foot right-of-way) intersects	events of default, failure to pay the indebtedness	penses of the sale, in- cluding attorneys fees	terms of the mortgage instrument.	\$142,015.00, the holder thereof pursuant to said	Finance they can be con- tacted at (877) 735-3637	GEORGIA, GWINNETT COUNTY	subject to ing ad valo
tinguished by foreclo- sure, EDWIN C, FREE-	the northwesterly right- of-way of Georgia High-	as and when due and in the manner provided in	(notice to collect same having been given) and	NATIONSTAR MORT- GAGE LLC	Deed and Note thereby secured has declared the	for Loss Mitigation Dept, or by writing to 3501	Under and by virtue of the Power of Sale con-	cluding tax a lien, but
sure. EDWIN C. FREE- MAN, 370 Plainfield Street, Fayetteville, GA	way No. 124 (being an 80- foot right-of-way; thence	the Note and Deed to Se- cure Debt. The debt re-	all other payments pro- vided for under the	as Attorney in Fact for HELEN J STANIEWICZ,	entire amount of said in- debtedness due and	Olympus Boulevard, 5 th Floor, Suite 500, Coppell,	tained in a Security Deed	and payabl of redempti
30215 347-841-1636 is hold- er of UCC Financing	along said right-of-way of Azalea Drive the follow-	maining in default, this sale will be made for the	terms of the Security Deed.	GREGORY F STANIEWICZ	payable and, pursuant to the power of sale con-	Texas 75019, to discuss possible alternatives to	given by Patricia Alers to Homeside Lending,	ing authori ters which
Statement file no: 067-	ing calls; north 34 de-	purpose of paying the	Said property will be sold	THE BELOW LAW	tained in said Deed, will	avoid foreclosure.	Inc., dated February 22, 2001, recorded in Deed	closed by
2023-003443 7/5,12,19,26,2023	grees 52 minutes 22 sec- onds; west a distance of	same and all expenses of this sale, as provided in	on an as-is basis without any representation, war-	FIRM MAY BE HELD TO BE ACTING AS A	on the first Tuesday, September 5, 2023, during	Said property will be sold subject to any outstand-	Book 22880, Page 74, Gwinnett County, Geor-	survey and the propert
GDP3002	46.53 feet to a point; Thence north 32 degrees	the Deed to Secure Debt and by law, including at-	the above-named or the	DEBT COLLECTOR, UNDER FEDERAL	the legal hours of sale, before the Courthouse	ing ad valorem taxes (in- cluding taxes which are	gia Records and as modi- fied by that certain Loan	ments, lie brances,
gpn11 Notice of Sale Under	46 minutes 25 seconds west a distance of 170.70	torneys fees (notice of in- tent to collect attorneys	undersigned. The sale will also be subject to the	LAW. IF SO, ANY IN- FORMATION OB-	door in said County, sell at public outcry to the	a lien, but not yet due and payable), any mat-	Modification Agreement recorded in Deed Book	nances, covenants,
Power. State of Georgia, County of GWINNETT.	feet to a point; thence NORTH 30 degrees 46	fees having been given). WILMINGTON SAVINGS	following items which may affect the title: any	TAINED WILL BE USED FOR THAT PUR-	highest bidder for cash, the property described in	ters which might be dis- closed by an accurate	57856, Page 120, Gwinnett County, Georgia	ters of rec but not lim
Under and by virtue of the Power of Sale con-	minutes 48 seconds west a distance of 386.25 feet	FUND SOCIETY, FSB, AS TRUSTEE OF UP-	outstanding ad valorem taxes (including taxes	POSE. Attorney Contact: Rubin	said Deed, to-wit: All that certain parcel of	survey and inspection of the property, any assess-	Records, as last trans-	superior to Deed first s
tained in a Deed to Se- cure Debt given by DER-	to a point; thence north 29 degrees 32 minutes 01	LAND MORTGAGE	which are a lien, whether	Lublin, LLC, 3145 Avalon Ridge Place, Suite 100,	land situate in the City of	ments, liens, encum-	ferred to MidFirst Bank by assignment recorded	Said proper
WIN SMITH to MORT-	seconds west a distance	the duly endorsed Note	or not now due and payable); the right of re-	Peachtree Corners, GA	Lawrenceville, County of Gwinnett and State of	nances, restrictions,	in Deed Book 29730, Page 249, Gwinnett County,	on an "as-i out any r
GAGE ELECTRONIC REGISTRATION SYS-	of 256.59 feet to a point; thence north 29 degrees	and is the current as- signee of the Security	demption of any taxing authority; matters which	30071 Telephone Number:	Georgia bounded and de- scribed as follows: All	covenants, and matters of record superior to the	Georgia Records, con- veying the after-de-	warranty against the
TEMS, INC., AS GRANTEE, AS NOMI-	39 minutes 15 seconds west a distance of 60.65	Deed to the property. CARRINGTON MORT-	would be disclosed by an accurate survey or by an	(877) 813-0992 Case No. NAT-23-02553-1	that tract or parcel of land lying and being in	Security Deed first set out above.	scribed property to se- cure a Note in the origi-	or the under Specialized
NEE FOR TAYLOR MORRISON HOME	feet to an iron pin set, said iron pin being the	GAGE SERVICES, LLC, acting on behalf of and,	inspection of the proper- ty; all zoning	Ad Run Dates 07/05/2023, 07/12/2023, 07/19/2023,	Land Lot 86 of the 7th District, Gwinnett Coun-	To the best knowledge and belief of the under-	nal principal amount of ONE HUNDRED THOU-	ing LLC is the holde
FUNDING, INC., ITS SUCCESSORS AND AS-	TRUE POINT OF BE- GINNING; thence de-	as necessary, in consul- tation with WILMING-	ordinances; assessments; liens; en-	07/26/2023	ty Georgia, being Lot 39, Block B of Hearthstone	signed, the party in pos- session of the property is	SAND EIGHT HUN-	rity Deed to in accor
SIGNS , dated 03/31/2022, and Recorded on	parting said right-of-way of Azalea Drive south 55	TON SAVINGS FUND SOCIETY, FSB, AS	cumbrances; restric-	Gpn11 gdp	Lake Subdivision. Unit	Arthur Andrew George or tenant(s); and said	DRED EIGHTY-FOUR AND 0/100 DOLLARS	OCGA § 44-
04/25/2022 as Book No.	degrees 31 minutes 22	TRUSTEE OF UPLAND	tions; covenants, and any other matters of	NOTICE OF SALE UN- DER POWER	recorded in Plat Book 51,	property is more com-	(\$100,884.00), with inter- est thereon as set forth	The entity authority
59893 and Page No. 121, GWINNETT County,	seconds west a distance of 176.62 feet to an iron	MORTGAGE LOAN TRUST A (the current	record superior to said Security Deed.	GEORGIA, GWINNETT	Page 87, Gwinnett Coun- ty, Georgia Records,	monly known as 1514 Hewatt Rd Sw, Lilburn,	therein, there will be sold at public outcry to	amend, an terms of t
Georgia records, as last assigned to PENNYMAC	pin set; thence north 29 degrees 39 minutes 15	investor on the loan), is the entity with the full	To the best of the knowl- edge and belief of the un-	COUNTY By virtue of a Power of	which plat is incorporat- ed herein and made a	GA 30047. The sale will be conduct-	the highest bidder for cash before the court-	with the de cialized La
LOAN SERVICES, LLC (the Secured Creditor),	seconds west a distance of 150.00 feet to an iron	authority to negotiate, amend, and modify all	dersigned, the owner and party in possession of the	Sale contained in that certain Security Deed	part hereof by reference. Said property is known	ed subject to (1) confir- mation that the sale is	house door of Gwinnett County, Georgia, or at	LLC, 6200 Suite 300, G
by assignment, convey- ing the after described	pin set; thence north 55 degrees 31 minutes 22	terms of the loan. Pur- suant to O.C.G.A. § 44 14	property is MARIA E DRAKE, or tenants(s).	from DAISY REYES to MORTGAGE ELEC-	as 231 Allatoona Road, Lawrenceville, GA 30043,	not prohibited under the U.S. Bankruptcy Code	such place as may be lawfully designated as an	lage, CO 6059.
property to secure a Note of even date in the	seconds east a distance of 176.62 feet to an iron	162.2, CARRINGTON MORTGAGE SER-	The sale will be conduct- ed subject (1) to confir-	TRONIC REGISTRA- TION SYSTEMS INC. AS	together with all fixtures and personal property at-	(2) final confirmation and audit of the status of	alternative, within the le-	Note, howe entity is no
original principal amount of \$522,508.00, with inter-	pin found on the south- western right-of-way of	VICES, LLC may be con- tacted at: CARRING-	mation that the sale is not prohibited under the	GRANTEE, AS NOMI- NEE FOR SOUTHSTAR	tached to and constitut- ing a part of said proper-	the loan with the holder	gal hours of sale on the first Tuesday in Septem-	law to neg or modify
est at the rate specified	Azalea Drive; thence	TON MORTGAGE SER-	U.S. Bankruptcy Code	FUNDING, LLC, dated	ty, if any.	of the security deed and (3) any right of redemp-	ber, 2023, the following described property:	the loan.
therein, there will be sold by the undersigned	along said right-of-way south 29 degrees 39 min-	VICES, LLC, 1600 SOUTH DOUGLASS	and (2) to final confirma- tion and audit of the sta-	January 31, 2005, record- ed February 7, 2005, in	Said property will be sold subject to any outstand-	tion or other lien not ex- tinguished by foreclo-	SEE EXHIBIT A AT- TACHED HERETO AND	To the be and belief
at public outcry to the highest bidder for cash	utes 15 seconds east a distance of 150.00 feet to	ROAD, SUITE 200 A, ANAHEIM, CA 92806, 800	tus of the loan with the holder of the Security	Deed Book 41569, Page 0155, Gwinnett County,	ing ad valorem taxes (in- cluding taxes which are	sure. U.S. Bank Trust National	MADE A PART HERE- OF	signed, the session of t
at the GWINNETT Coun- ty Courthouse within the	the TRUE POINT OF BEGINNING. Said tract	561 4567. Please note that, pursuant to	Deed. The entity having full	Georgia Records, said Security Deed having	a lien, whether or not now due and payable),	Association, not in its in- dividual capacity but	The debt secured by said Security Deed has been	Anne Sulliv Anne Sulliv
legal hours of sale on the first Tuesday in August,	contains 0.606 acres. Tax ID# R7053-075. Subject to	O.C.G.A. § 44 14 162.2, the secured creditor is not	authority to negotiate, amend or modify all	been given to secure a Note of even date in the	the right of redemption of any taxing authority,	solely as owner trustee for RCF 2 Acquisition	and is hereby declared due because of, among	Joseph Sull ant or tend
2023, the following de- scribed property: ALL	any Easements or Re- strictions of Record.	required to amend or modify the terms of the	terms of the loan (al- though not required by	original principal amount of Forty-Four Thousand	any matters which might be disclosed by an accu-	Trust as Attorney in Fact for Bettie George.	other possible events of default, failure to pay the	property is monly kno
THAT TRACT OR PAR- CEL OF LAND LYING	That property known as	loan. To the best knowledge	law to do so) is: NewRez LLC, F/K/A New Penn	Nine Hundred Fifty and 00/100 dollars	rate survey and inspec- tion of the property, any	Brock & Scott, PLLC	indebtedness as and	Saranel
AND BEING IN LAND	Lawrenceville, GA 30043	and belief of the under-	Financial, LLC, D/B/A	(\$44,950.00), with interest thereon as provided for	assessments, liens, en-	4360 Chamblee Dun- woody Road	when due and in the manner provided in the	Lawrencevi 30043. Sho
LOT 129 OF THE 6TH DISTRICT, GWINNETT	according to the present system of numbering	signed, the party/parties in possession of the sub-	Shellpoint Mortgage Ser- vicing, Loss Mitigation	therein, said Security	cumbrances, zoning ordi- nances, restrictions,	Suite 310 Atlanta, GA 30341	Note and Security Deed. The debt remaining in	arise betwe erty addres
COUNTY GEORGIA, BEING LOT 131, BLOCK	homes in Gwinnett Coun- ty, Georgia and having	ject property known as 890 HIRAM DAVIS	Dept., 75 Beattie Place Ste. 300, Greenville, SC	Deed having been last sold, assigned and trans-	covenants, and matters of record superior to the	404-789-2661 B&S file no.: 23-10272	default, this sale will be made for the purpose of	gal descrip description
D, OF BETHESDA PARK SUBDIVISION,	tax parcel identification number R7053-075	ROAD, LAWRENCEVILLE,	29601, Telephone Num- ber: 800-365-7107. Nothing	ferred to Wells Fargo Bank National Associa-	Security Deed first set out above.	07/05/2023 07/12/2023	paying the same and all expenses of this sale, as	The sale wi ed subject
AS PER PLAT RECORDED IN PLAT	Sam Stinnett, as manag- er of RLO Holding LLC,	GEORGIA 30045 is/are: SAMUEL SANU or ten-	in O.C.G.A. Section 44-14- 162.2 shall be construed	tion, as Trustee for SACO I Trust 2005-2,	The proceeds of said sale will be applied to the	07/19/2023 07/26/2023	provided in the Security Deed and by law, includ-	mation tha not prohibi
BOOK 153, PAGES 88 92,	is the individual who has full authority to negoti-	ant/tenants. Said property will be sold	to require a secured creditor to negotiate,	Mortgage Pass-Through Certificates, Series 2005-	payment of said indebt- edness and all expenses	0771071010	ing attorney's fees (no- tice pursuant to O.C.G.A.	U.S. Bank and (2) to f
IN THE OFFICE OF THE CLERK OF SUPE- RIOR COURT OF GWIN- NET COUNTY, GEOR- GIA RECORDS, SAID PLAT IS REFERRED TO FOR A MORE COM- PLETE DESCRIPTION. The debt conuron by coid	ate, amend and modify all terms of the Deed to	subject to (a) any out- standing ad valorem tax-	amend, or modify the terms of the mortgage	2, there will be sold at public outcry to the high-	of said sale as provided in said Deed, and the bal-		§ 13-1-11 having been giv-	tion and au tus of the
NET COUNTY, GEOR-	Secure Debt, who can be reached at (404) 974-4537	es (including taxes which	instrument	est bidder for cash at the Gwinnett County Court-	ance, if any, will be dis- tributed as provided by	Gpn11 gdp2545	en). Said property will be sold	holder of
PLAT IS REFERRED	or by writing to 3522 Ash-	are a lien, but not yet due and payable), (b)	NEWREZ LLC D/B/A SHELLPOINT MORT-	house, within the legal	law.	STATE OF GEORGIA	subject to any outstand- ing ad valorem taxes (in-	deed. Specialized
PLETE DESCRIPTION.	ford Dunwoody Rd NE #505, Atlanta GA 30319.	any matters which might be disclosed by an accu-	GAGE SERVICING as Attorney in Fact for	hours of sale on the first Tuesday in August, 2023,	The sale will be conduct- ed subject (1) to confir-	COUNTY OF GWIN- NETT	cluding taxes which are a lien, but not yet due	ing LLC as Attorney
Deed to Secure Debt has	The property is being sold subject to: (a) any	rate survey and inspec- tion of the property, and	MARIA E DRAKE THE BELOW LAW	all property described in said Security Deed in-	mation that the sale is not prohibited under the	NOTICE OF SALE UN- DER POWER	and payable), the right of redemption of any tax-	Anne Sulliv McCalla Ro
been and is hereby de- clared due because of,	outstanding ad valorem taxes (including taxes	(c) all matters of record superior to the Deed to	as Attorney in Fact for MARIA E DRAKE THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL	cluding but not limited to the following described	U.S. Bankruptcy Code and (2) to final confirma-	Pursuant to the power of sale contained in the Se-	ing authority, any mat- ters which might be dis-	McCalla Ro Pierce, LLC 1544 Old Ald
among other possible events of default, failure	which are a lien, but not yet due and payable);	Secure Debt first set out above, including, but not	DEBT COLLECTOR, UNDER FEDERAL	property: ALL THAT TRACT OR	tion and audit of the sta- tus of the loan with the	curity Deed executed by KAREN FERNANDA	closed by an accurate survey and inspection of	Roswell, GA
to pay the indebtedness as and when due and in	(b) unpaid water or sewage bills that consti-	limited to, assessments,	LAW. IF SO, ANY IN- FORMATION OB-	PARCEL OF LAND LY-	secured creditor. The property is or may	MACZ AND MARGARI-	the property, any assess-	line net
the manner provided in the Note and Deed to Se-	tute a lien against the property whether due	liens, encumbrances, zoning ordinances, ease-	TAINED WILL BE	LAND LOT 51 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT	be in the possession of	TA GARCIA to MORT- GAGE ELECTRONIC	ments, liens, encum- brances, zoning ordi-	EXHIBIT A ALL THAT PARCEL C
cure Debt. Because the	and payable or not yet	covenants, etc.	USED FOR THAT PUR- POSE.	GWINNETT COUNTY,	Ernest Hudson and Janet Watkins Hudson, succes-	REGISTRATION SYS- TEMS, INC., AS	nances, restrictions, covenants, and any mat-	ING AND
debt remains in default,	due and payable and	The sale will be conduct-	Attorney Contact: Rubin	GEURGIA, BEING LUI	sor in interest or tenant	GRANTEE, AS NOMI-	ters of record including,	LAND LOT

is the individual who has full authority to negoti-ate, amend and modify all terms of the Deed to Secure Debt, who can be reached at (404) 974-4537 or by writing to 3522 Ash-ford Dunwoody Rd NE #505, Atlanta GA 30319. The property is being THE OFFICE IN THE OFFICE OF THE CLERK OF SUPE-RIOR COURT OF GWIN-NET COUNTY, GEOR-GIA RECORDS, SAID PLAT IS REFERRED TO FOR A MORE COM-PLETE DESCRIPTION. The debt secure beth has been and is hereby de-clared due because of, among other possible events of default, failure to pay the indebtedness ÓF The property is being #305, Atlanta GA 30319. The property is being sold subject to: (a) any outstanding ad valorem taxes (including faxes which are a lien, but not yet due and payable); (b) unpaid water or sewage bills that consti-tute a lien against the property whether due and payable or not yet due and payable and which may not be of record; (c) the right of redemption of any taxing authority; (d) any mat-ters which might be dis-closed by an accurate survey and inspection of the property, and any as-sessments, liens, encum-brances, zoning ordi-nances, restrictions, covergents, and matters to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Se-cure Debt. Because the cure 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 at-torneys fees (notice of in-tent to collect attorneys The set of LOAN SERVICES, LLC may be contacted at: PENNYMAC LOAN SERVICES, LLC, 3043 TOWNSGATE ROAD, SUITE 200, WESTLAKE VILLAGE, CA 91361, 866 549 3583. 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 knowl-edersigned, the party/par-

vided

Notice has been given of this foreclosure and of the intention to collect attorneys fees in accor-dance with the terms of the note at least 30 days prior to the scheduled sale by writing, sent cer-tified return receipt mail and regular mail to the debtor Said property is 561 4567). 00000009842709 debtor. Said prop debtor. Said property is being sold as the proper-ty of CC Image LLC and/or KDS Partners LLC, and the proceeds of the sale will be applied to the payment of said in-debtedness, the expense of said sale, as provided in said deed, and the un-dereinged will acceute a dersigned will execute a deed to the purchaser as

County Deed Book 59986, Page 199. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AND IS ATTEMPTING TO COL-LECT A DEBT. ANY INFORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. Exp. information concorp.

information concern-

For information concern-ing this sale contact: John Coleman, Esg. Coleman Law, LLC 675 Seminole Ave NE, Suite 302

GDP3439

gpn11 NOTICE OF SALE UNDER POWER

State of GEORGIA, County of GWINNETT.

County of GWINNETT. Under and by virtue of the Power of Sale con-tained in a Deed to Se-cure Debt given by SAMUEL SANU to AR-GENT MORTGAGE

GENT MORTGAGE COMPANY, LLC, dated 08/09/2005, and Recorded on 08/22/2005 as Book No.

on 08/22/2005 as Book No. 44093 and Page No. 141, GWINNETT County, Georgia records, as last assigned to WILMING-TON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF UPLAND MORTGAGE LOAN TRUST A (the Secured Creditor), by assign-ment, conveying the af-ter described property to secure a Note of even date in the original prin-cipal amount of

cipal amount of \$177,300.00, with interest

\$17,300.00, With Interest at the rate specified therein, there will be sold by the undersigned of public outcry to the highest bidder for cash at the GWINNETT Coun-ty Courthouse within the legal hours of sale on the first Tureday in Santam.

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

holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain proce-dures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure docu-ments may not be pro-vided until final confir-mation and audit of the status of the Ioan as pro-vided in the preceding paragraph. sessments, liens, encum-brances, zoning ordi-nances, restrictions, covenants, and matters of record superior to the Deed to Secure Debt first set out above. The sale is being con-ducted subject to (1) con-firmation that the sale is not prohibited under the U.S. Banruptcy Code and (2) final confirmation and audit of the loan with the holder of the Deed to and audit of the loan with the holder of the beed to Secure Debt. Pursuant to O.C.G.A. § 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure docu-ments may not be pro-vided until final confir-mation and audit of the status of the loan as pro-vided immediately vided in the preceding paragraph. WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF UP-LAND MORTGAGE LOAN TRUST A as Attorney in Fact for SAMUEL SANU. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COL-LECT A DEBT. ANY INFORMATION OB-TAINED WILL BE immediately INFORMATION OB-TAINED WILL BUSED FOR THAT PUR-POSE. To obtain options and alternatives to fore-closure please contact Carrington Mortgage Services, LLC directly, toll free by the following telephone number: (800 561 4567). 00000009842/09 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398 7:12,2023

ments, restrictions, covenants, etc. The sale will be conduct-ed subject to (1) confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirma-tion and audit of the sta-tus of the loan with the holder of the security deed. Loniers, GA Telephone Number: (877) 813-0992 Case No. SHP-22-02341-16 Ad Run Dates 07/05/2023, 07/12/2023, 07/19/2023, 07/26/2023 Gpn11 gdp2471 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY By VIEW

DER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Security Deed from HELEN J STANIEWICZ and GRE-GORY F STANIEWICZ to Mortgage Electronic Registration Systems Inc., as grantee, as nom-nee for Home America Mortgage, Inc., dated September 10, 2001, recorded September 18, 2001, in Deed Book 24502, Page 0234, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original prin-cipal amount of One Hun-dred Seventy-Five Thou-sand Nine Hundred Fifty and 00/00 dollars (\$175,950.00), with inter-est thereon as provided for therein, said Security Deed having been lost sold, assigned and trans-ferred to Nationstar Mortgage LLC, there will be sold at public outcry to the hishest bidder for cash at the Gwinnett County Courthouse, with-in the legal hours of sale on the first Tuesday in August, 2023, all property described in said Securi-

SACO I Trust 2005-2, Mortgage Pass-Through Certificates, Series 2005-2, there will be sold at public outcry to the high-est bidder for cash at the Gwinnett County Court-hours of sole on the first Tuesday in August, 2023, all property described in said Security Deed in-cluding but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 51 OF THE STH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 20, BLOCK I, THE SUM-MIT AT SARATOGA, UNIT III, AS SHOWN ON Instrument. NEWREZ LLC D/B/A SHELLPOINT MORT-GAGE SERVICING as Attorney in Fact for MARIA E DRAKE THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY IN-FORMATION OB-TAINED WILL BE FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephere WIT AT SARATOGA, UNIT III, AS SHOWN ON PLAT OF SUBJECT PROPERTY RECORD-ED AT PLAT BOOK 68, PAGE 267, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORAT-ED

HEREIN BY REFER-HEREIN BY REFER-ENCE AND MADE A PART OF THIS DE-SCRIPTION. Said legal description be-ing controlling, however the property is more commonly known as 290 MERRITT DRIVE, LAWRENCEVILLE, GA 30044.

LAWRENCEVILLE, GA 30044. The indebtedness se-cured by said Security Deed has been and is hereby declared due be-cause of default under the terms of said Securi-ty Deed. The indebted-ness remaining in de-fault, this sale will be made for the purpose of paying the same, all ex-penses of the sale, in-cluding attorneys fees (notice to collect same having been given) and all other payments pro-vided for under the terms of the Security Deed. Said property will be sold

Deed. Said property will be sold on an as-is basis without any representation, war-ranty or recourse against the above-named or the undersigned. The sale undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of re-demption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the proper-ty;, all zoning inspection of the proper-ty; all zoning ordinances; assessments; liens; en-cumbrances; restric-tions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowl-edge and belief of the un-dersigned, the owner and party in possession of the dersigned, the owner and party in possession of the property is DAISY REYES, or tenants(s). The sale will be conduct-ed subject (1) to confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirma-tion and audit of the sta-tus of the loan with the holder of the Security Deed. holder of the Security Deed. The entity having full au-thority to negotiate, amend or modify all terms of the loan (al-though not required by law to do so) is: Select Portfolio Servicing, Inc., Loss Mitigation Dept., 3217 S. Decker Lake Dr., Salt Lake City, UT 8119, Telephone Number: 888-818-6032. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. terms of the mortgage instrument. WELLS FARGO BANK NATIONAL ASSOCIA. TION, AS TRUSTEE FOR SACO I TRUST 2005-2, MORTGAGE PASS-THROUGH CER-TIFICATES, SERIES 2005-2 as Attorney in Fact for DAISY REYES THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY IN-FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071

gdp2474 NOTICE OF FORECLO-SURE SALE UNDER POWER GWINNETT COUNTY,

Gpn11

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

File no. 23-080598 LOGS LEGAL GROUP LLP*

LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA 30346 (770) 220-522(**CC PEEP

Ationito, GA 30346 (770) 220-2535/***CF REFER-ENCE_INITIALS*** https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY IN-FORMATION OB-TAINED WILL BE

TAINED WILL BE USED FOR THAT PUR-

POSE. 06/28/2023

7/5/2023 7/12/2023

7/19/2023 07/26/2023 08/02/2023 08/09/2023 08/16/2023 08/16/2023

08/23/2023 08/30/2023

The pursuant to O.C.G.A. § 13-11 having been giv-en). Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), the right of redemption of any tax-ing authority, any mat-ters which might be dis-closed by an accurate survey and inspection of the property, any assess-ments, liens, encum-brances, zoning ordi-nances, restrictions, covenants, and any mat-ters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis with-out any representation, warranty or recourse against the above-named or the undersigned. MIDFIRST BANK is the holder of the Security Deed first BaNK is the holder of the property in accordance with OCGA § 4414-162. The entity to negotiate, amend, and modify all terms of the mortgage with the debtor is: Mid-land Mortgage, a division of MidFirst Bank, 999 N.W. Grand Boulevard Suite 100, Oklahoma City, OK 73118-6116, 800-654-4556. Gpn11 gdp2545 STATE OF GEORGIA COUNTY OF GWIN-COUNTY OF GALE UN-NETT NOTICE OF SALE UN-DER POWER Pursuant to the power of sale contained in the Se-curity Deed executed by KAREN FERNANDA MACZ AND MARGARI-TA GARCIA to MORT GAGE ELECTRONIC DEGISTRATION SYS GAGE ELECTRONIC REGISTRATION SYS-TEMS, INC., AS GRANTEE, AS NOMI-NEE FOR HOMESTAR FINANCIAL CORP. in the original principal amount of \$206,196.00 dat-de December 29, 2017 and recorded in Deed Book 5530, Page 120, Gwinnett County records, said Se-curity Deed being last transferred to PLANET HOME LENDING, LLC in Deed Book 60546, Page 802, Gwinnett County records, the undersigned will sell a public outcry to the highest bidder for cash, before the Court-house door in said County records, the undersigned will sell a public outcry to the highest bidder for cash, before the Court-house door in said County records, the undersigned will sell a public outcry to the highest bidder for cash, before the Court-house door in said Coun-ty, or at such other place as lawfully designated, within the legal hours of sale, on August 01, 2033, the property in said Se-curity Deed and de-scribed as follows: ALL THAT TRACT OR PARCEL OF LAND LY. NG AND BEING IN LAND LOT 153 OF THE GIA, BEING LOT 38, BLOCK A, SAINT JAMES PLACE SUBDI-VISION, UNIT ONE AS PER PLAT RECORDED IN PLAT RECORDED IN PLAT RECORDED IN PLAT RECORDED PLAT IS NCORPORATED 4566.

OK 73118-6116, 800-654-4566. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan. To the best knowledge and belief of the under-signed, the party in pos-session of the property is Patricia Alers or a ten-ant or tenants and said property is more com-monly known as 3365 Newcastle Way, Snel-Iville, Georgia 30039. Should a conflict arise between the property ad-dress and the legal de-scription will control. The sale will be conduct-ed subject (1) to confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code NECORPORATED INCORPORATED HEREIN BY THIS REF-ERENCE AND MADE A PART OF THIS DE-SCRIPTION. SAID PROPERTY BEING KNOW AS 3290 SAINT JAMES PLACE AC-CORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUN-TY, GEORGIA. Said property being known as: 3290 SAINT JAMES PL LAWRENCEVILLE, GA 30044 To the best of the undernot prohibited under the U.S. Bankruptcy Code and (2) to final confirma-tion and audit of the sta-tus of the loan with the holder of the security dood

uant to O.C.G.A. having been givperty will be sold

Foreclosures

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alorem taxes (in-taxes which are but not yet due vable), the right option of any tax-iority, any mat-ch might be dis-by an accurate and inspection of arty approcesses. erty, any assess liens, zoning restrictions ts, and any mat record including, limited to, those to the Security st set out above. perty will be sold ss-is" basis with-representation, y or recourse the above.agamed y or recourse the above-named ndersigned. 2ed Loan Servic-

older of the Secu-d to the property cordance with 44-14-162.2. ity that has full y to negotiate, and modify all of the mortgage a dehtor is. Spedebtor is: Loan Servicing 0 S. Quebec St., Greenwood Vil-80111, 800-306-

wever, that such not required by negotiate, amend fy the terms of

best knowledge ef of the under-the party in pos-of the property is of the property is ultivan, Estate of ultivan and Daniel Sullivan or a ten-tenants and said / is more com-known as 618 Court, ceville, Georgia Should a conflict stween the prop-dress and the le-cription the legal on will control on will control. will be conduct I he sale will be conduct-ed subject (1) to confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirma-tion and audit of the sta-tus of the loan with the holder of the security deed.

deed. Specialized Loan Servicing LLC

deed. Specialized Loan Servic-ing LLC as Attorney in Fact for Anne Sullivan McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-line.net EXHIBIT A ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 130, 7TH DIS-TRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 25, BLOCK A, WHITLOCK FARM SUBDIVISION, AS PER PLAT RECORDED AT PLAT BOOK 36, PAGE 141, GWINNETT COUN-TY, GEORGIA XECORDS, WHICH PLAT IS INCORPORAT-ED HEREIN BY REF-ERENCE. The right, if any, of The United States of America to redeem said land with-in 120 days from the date of the foreclosure sale held on August 1, 2023, as provided for by the Fed-eral Tax Lien Act of 1964 eral Tax Lien Act of 1964 eral Tax Lien Act of 1964.

MR/mac 8/1/23 Our file no. 23-11913GA -FT7 07/05/2023, 07/12/2023, 07/19/2023, 07/26/2023.

Gpn11

gdp2732 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale con-tained in a Security Deed given by Corey Desmond Walker to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Angel Oak Mortgage So-lutions, LLC, its succes-sors and assigns, dated March 29, 2019, recorded in Deed Book 5504, Page 218, Gwinnett County, COUNTY in Deed Book 56504, Page 218, Gwinnett County, Georgia Records, as last transferred to Wilming-ton Savings Fund Soci-ety, FSB, not in its indi-vidual capacity but sole-ly as Trustee of Angel Oak Mortgage Trust 2023-1, Mortgage-Backed Certificates, Series 2023-1 by assignment to be recorded in the Office of the Clerk of Superior

edge and belief of the un-dersigned, the party/par-ties in possession of the subject property known as 3208 HIDDEN VAL-LEY CIRCLE, LAWRENCEVILLE, GEORGIA 30044 is/are: DERWIN SMITH or ten-ant/tenants. Said proper-ty will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and but not yet due and payable), (b) any mat-ters which might be disters which might be dis-closed by an accurate survey and inspection of the property, and (c) all matters of record superi-or to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conrestrictions, covenants, etc. The sale will be con-ducted subject to (1) con-firmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirma-tion and audit of the sta-tus of the loan with the holder of the security deed. Pursuant to 0.C.G.A. Section 9, 13 holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures re-garding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclo-sure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for DERWIN SMITH. THIS LAW FIRM IS ACTING AS A DEBT COLLEC-TOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURE. OBTAINED WILL BE POSE. 0000009827858 BARRETT DAFFIN FRAPPIER TURNER &

GDP 3038

gpn11 NOTICE OF SALE UNDER POWER NOTICE OF SALE UNDER POWER Under and by virtue of the power of sale in that certain Deed to Secure Debt from CC Image, LLC to RLO Holding LLC, TDL Capital Part-ners LLC, BCC Capital Partners LLC, GPL Cap-ital Partners LLC, cand HGP Capital LLC, found at Gwinnett County Deed Book 59986, Page 199 and dated May 3, 2022 in the principal amount of \$281,000.0, with late pay-ment interest at the rate specified therein, and be-cause of the default in the payment of indebted-ness secured by said Deed to Secure Debt, RLO Holding LLC, hav-ing declared the entire amount of said indebted-ness due and payable ness due and payable pursuant to the power of pursuant to the power of sale contained in said Deed to Secure Debt, will on the first Tuesday of August, 2023, during the legal hours of sale, at the courthouse door of Gwin-nett County, Georgia, sell at public outcry to the highest bidder for cash the following prop-erty described in the said deed to wit:

deed to wit: All that tract of parcel of land lying and being in Land Lot 53 of the 7th District, Gwinnett Coun-ty, Georgia, and being more particularly de-

aced to the purchaser as provided in the afore-mentioned Deed to Se-cure Debt, RLO Holding LLC, attorney in fact for CC Image LLC by virtue of that Deed to Secure Debt found at Gwinnett County Deed Book 59986, Page 190

GEORGIA, GWINNETT COUNTY By Virtue of a Power of Sale contained in that certain Security Deed certain Security Deed from MARIA E DRAKE from MARIA E DRAKE to MORTGAGE ELEC-TRONIC REGISTRA-TION SYSTEMS, INC., AS GRANTEE, AS NOM-INEE FOR HOME-WARD RESIDENTIAL, INC, ITS SUCCESSORS AND ASSIGNS., dated December 4, 2018, recorded December 20, 2018, in Deed Book Sá322, Page 00612, Gwinnett County, Georgia Records, said Security Deed having been given date in the original prin-cipal amount of One Hun-dred Fourteen Thousand One Hundred and 00/100 dollars (\$114,100.00), with interest thereon as pro-vided for therein, sair dollars (\$114,100.00), with interest thereon as pro-vided for therein, said Security Deed having been last sold, assigned and transferred to NewRez LLC d/ba Shell-point Mortgage Servic-ing, there will be sold at public outcry to the high-est bidder for cash at the Gwinnett County Court-house, within the legal hours of sole on the first Tuesday in August, 2023, all property described in said Security Deed in-cluding but not limited to the following described property:

ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOTS 179 AND 180, OF THE 5TH DIS-TRICT OF GWINNETT COUNTY, GEORGIA, BEING UNIT 59, BLOCK B OF SPRINGLAKE COVE, A CONDOMINI-UM, UNIT THREE, PHASE B, AS PER PLAT RECORDED IN CONDOMINIUM PLAT BOOK 3, PAGES 2426, GWINNETT COUNTY, GEORGIA RECORDS. GWINNETT COUNTY, GEORGIA RECORDS, SUBJECT TO THAT CERTAIN DECLARA-TION OF CONDOMINI-UM, FOR SPRINGLAKE COVE, A CONDOMINI-UM, FILED FOR RECORD JULY 25, 2000, AND RECORDED AT DEED BOOK 20961, NAGES 224-258, GWIN-NETT COUNTY, GEOR-GIA RECORDS, WHICH DECLARATION MAY COUNTY RECORDS GIA RECORDS, WHICH DECLARATION MAY BE AMENDED FROM TIME TO TIME AND WHICH TERMS AND CONDITIONS ARE IN-CORPORATED HEREIN AND MADE A PART HEREOF BY REFER-ENCE. ENCE. Said legal description be-

ty Courthouse within the legal hours of sale on the first Tuesday in Septem-ber, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IND TO LAND LOT 204 OF THE STH DISTRICT, GWIN-NETT COUNTY, GEOR-GIA, BEING LOT 11, BLOCK A, W.S.B. PROPERTIES SUBDIVI-SION AS PER PLAT BCOR TIES SUBDIVI-SION AS PER PLAT BCORDED IN PLAT BOOK 75, PAGE 168, GWINNETT COUNTY, GEORGIA RECORDED NADE A PART OF THIS DESCRIPTION. SAID PROPERTY BEING KNOWN AS 890 HIRAM DAVIS ROAD, LAWRENCEVILLE, GA 30045 ACCORDING TO THE PRESENT SYS-TEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA. The debt secured by said

Said legal description be-ing controlling, however the property is more commonly known as 404 SPRINGBOTTOM CT, LAWRENCEVILLE, GA 30046. The indebtedness se-cured by said Security Deed has been and is hereby declared due be-cause of default under the terms of said Securi-ty Deed. The indebted

August, 2023, all property described in said securi-ty Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOTS 272 & 257 OF THE 7TH DISTRICT DE GWINNETT COULD OF THE 7TH DISTRICT OF GWINNETT COUN-TY, GEORGIA, BEING LOT 78, BLOCK "A", PHASE I, SECRET COVE SUBDIVISION, AS PHASE I, SECRET COVE SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 42, PAGE 132, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORAT-ED HEREIN BY REF-ERENCE AND MADE A PART HEREOF. Said legal description be-ing controlling, however the property is more commonly known as 4545 BROWNING TR, SUG-ARHILL, GA 30518. The indebtedness se-cured by said Security Deed has been and is hereby declared due be-cause of default under the terms of said Securi-ty Deed. The indebted-ness remaining in de-fault, this sale will be made for the purpose of paving the same, all exfault, this sale will be made for the purpose of paying the same, all ex-penses of the sale, in-cluding attorneys fees (notice to collect same having been given) and all other payments pro-vided for under the terms of the Security Deed. Said property will be sold on an as-is basis without

on an as-is basis without any representation, war-ranty or recourse against the above-named or the undersigned. The sole The above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of re-demption of any taxing demption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the proper-ty; all zoning ordinances; assessments; liens; en-cumbrances; restric-tions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowl-edge and belief of the un-dersigned, the owner and party in possession of the property is HELEN J STANIEWICZ, GREGO-RY F STANIEWICZ, or tenants(s). The sale will be conduct-ed subject (1) to confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirm-tion and audit of the sta-tus of the loan with the holder of the Security Deed. demption of any taxing authority; matters which

The entity having full au-thority to negotiate, amend or modify all terms of the loan (al-though not required by law to do so) is: Nation-star Mortgage LLC, Loss Mitigation Dept., 8950 Cypress Waters Blvd, Coppell, TX 75019, Tele-phone Number: 888-480-2432/833-683-5839. Nothing in O.C.G.A. Section 44-14-

Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. SPS-22-01016-4 Ad Run Dates 07/05/2023, 07/19/2023, 07/19/2023, 07/26/2023 Gpn11 gdp2473 STATE OF GEORGIA COUNTY OF GWIN-NETT

STATE OF GEORGIA COUNTY OF GWIN-NETT NOTICE OF SALE UN-DER POWER Because of a default un-der the terms of the Se-curity Deed executed by Ernest A. Hudson and Janet Watkins Hudson to Mortgage Electronic Registration Systems, Inc., as Nominee for North American Savings Bank, FSB dated April 6, 2015, and recorded in Deed Book 53499, Page 0492, as last modified in Deed Book 60412, Page 617, Gwinnett County Records, said Security Deed having been last sold, assigned, trans-ferred and conveyed to

GWINNETT COUNTY, GEORGIA Under and by virtue of the Power of Sale con-tained in a Security Deed given by Bettie George to Wells Fargo Bank, N.A, dated May 20, 2016, and recorded in Deed Book 54327, Page 4, Gwinnett County, Geor-gia Records, subsequent-ly modified by a Loan Modification Agreement cure a Note in the origi-nal principal amount of Two Hundred Twenty-Five Thousand and 0/100 dollars (\$225,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, within the legal hours of sale on August 1, 2023, the fol lowing described properlowing described proper-

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

NETT COUNTY, GEOR-GIA. BEING THE SAME PROPERTY AS THAT CONVEYED BY LIMIT-ED WARRANTY DEED DATED JUNE 11, 2010, FROM RWPO V, LLC TO CONSTRANCE SPROSSEL, AS RECORDED JUNE 24, 2010, AT DEED BOOK S0135, PAGE 569, GWIN-NETT COUNTY, GEOR-GIA RECORDS. The debt secured by said Security Deed has been qnd is hereby declared

Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, includ-ing attorneys fees (notice of intent to collect attor-neys fees having been given). The entity having full au-thority to negotiate,

holder of the security deed. MIDFIRST BANK as Attorney in Fact for Patricia Alers McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-line.net

line.net EXHIBIT A

JUU44 To the best of the under-

30044 To the best of the under-signeds knowledge, the party or parties in pos-session of said property is/are KAREN FERNAN-DA MACZ AND MAR-GARITA GARCIA or ten-ant(s). The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remain-ing in default, this sale will be made for the pur-pose of paying the same and all expenses of sale, including attorneys fees hav EXHIBIT A All that tract or parcel of land lying and being in Land Lot 18 of the 6th District of Gwinnett County, Georgia, being Lot 40, Block C, Center-ville-North Subdivision, Unit Two, as per plat Recorded in Plat Book 7, Page 163, Gwinnett Coun-ty, Georgia records, Page 163, Gwinnett Coun-ty, Georgia records, which plat is referred to and made a part of this description; being im-proved property more particularly known as 3365 Newcastle Way ac-cording to the present system of numbering houses in Gwinnett Coun-ty, Georgia. MR/ca 9/5/23 (indice of intent to col-lect attorneys fees hav-ing been given). Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accu-rate survey and inspec-MR/ca 9/5/23 Our file no. 52977909 -FT17 06/21/2023 07/05/2023, 07/19/2023, 08/02/2023, 08/16/2023, 08/16/2023, 08/23/2023, 08/30/2023. Gpn11 gdp2730 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale con-tained in a Security Deed given by Anne Sullivan to Wells Fargo Bank, N.A., dated September 23, 2010, recorded in Deed Book 50306, Page 281, Gwinnett County, Georgia Records, as last trans-ferred to Specialized Loan Servicing LLC by assignment recorded in Deed Book 59/66, Page 138, Gwinnett County, Georgia Records, conty, Georgia Records, conty, Georgia Records, conty, 08/30/2023. rate survey and inspec-tion of the property; and (4) any assessments, tion of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, re-strictions, covenants, and matters of record superi-or to the Security Deed first set out above. Said sale will be conduct-ed subject to the follow-ing: (1) confirmation that the sale is not pro-hibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. The name, address, and telephone number of the individual or entity who as full authority to ne-gotiate, amend, and modin Deed Book 5965. Page 138, Gwinnett County, Georgia Records, con-veying the after-de-scribed property to se-cure a Note in the origi-nal principal amount of EIGHTY-EIGHT THOU-SAND AND 0/100 DOL-LARS (\$88,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for gotiate, amend, and mod-ify all terms of the mort-gage is as follows: Planet Home Lending, LLC 321 Research Parkway, Suite 303 Meriden, CT 06450 1-855-884-2250 Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the

be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the le-gal hours of sale on the first Tuesday in August, 2023, the following de-scribed property: SEE EXHIBIT A AT-TACHED HERETO AND MADE A PART HERE-OF The debt secured by said modify the terms of the mortgage. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COL-LECT A DEBT. ANY IN-FORMATION OB-TAINED MAY BE USED FOR THAT PURPOSE. PLANET HOME LEND-ING LLC, as Attorney-in-Fact for MADE A PART HERE-OF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the Manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, includ-ing attorney's fees (no ING LLC, as Attorney-in-Fact for KAREN FERNANDA MACZ AND MARGARI-TA GARCIA Roberteen TA GARCIA Robertson, Anschutz, Schneid, Crane & Part-ners, PLLC 13010 Morris Rd. Suite 450 Alpharetta, GA 30004 Phone: 470.321.7112 Firm File No. 23-118700 -LiV 06/21/2023, 07/05/2023, 07/19/2023, 07/12/2023, 07/26/2023.

06/28/2023,

07/12/2023, 07/26/2023,

08/09/2023,

08/23/2023,

§ 13-1-11 having been giv-en). Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), the right of redemption of any tax-ing authority, any mat-ters which might be dis-closed by an accurate ing authority, any mat-ters which might be dis-closed by an accurate survey and inspection of the property, any assess-ments, liens, encum-brances, zoning ordi-nances, restrictions, covenants, and any mat-ters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis with-out any representation, warranty or recourse against the above-named or the undersigned. Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee of Angel Oak Mortgage Trust 2023-1 is the holder of the Security Deed to the property in accor-dance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, armed, and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Vote, however, that such entity, is not required by

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of