9075	Foreclosures	9075 Foreclosures	9075 Foreclosures	9075 Foreclosures	9075 Foreclosures	9075 Foreclosures	9075 Foreclosures	9075 Foreclosures	9075 Foreclosures
Mortgage Registratio		other possible events of default, non-payment of	recorded on July 26, 199 in Deed Book 10529 a	t taxes (including taxes	herein. Sleep Again Capital, LLC	OF THE COMMON LAND LOT LINE OF	land identified as 3750 Crescent Walk Lane,	LEONARD HENDER- SON AND KELLI LANG-	266. Known As: 3705
Mortgage	nominee for Research Cen- dba Veterans	the monthly installments on said loan. The debt re-	Page 0312 Gwinnet County, Georgia records	or not now due and	As Attorney-in Fact for Hardy C. Chukwu FREEMAN MATHIS &	LAND LOTS 347 AND 348 AND THE WESTERLY RIGHT- OF-WAY OF	Map & Parcel Number R7215 279, in Land Lot	LEY to WELLS FARGO HOME MORTGAGE,	MICHAELS CREEK WAY The debt secured
United Hor	ne Loans (the reditor), dated	maining in default, this sale will be made for the purpose of paying the	having been last sold, as signed, transferred and conveyed to Nationsta	demption of any taxing	GARY, LLP Travis Knobbe, Esq.	SUWANEE DAM ROAD (80' RIGHT-OF-WAY);	215 of the 7th District in Gwinnett County, Geor- gia Records. The debt se-	INC., dated 06/17/2003, and Recorded on 07/29/2003 as Book No.	by said Deed to Secure Debt has been and is hereby declared due be-
Recorded	9, 2015, and on February	same and all expenses of this sale, including attor-	Mortgage LLC by As signment and said Secu	 would be disclosed by an accurate survey or by an 	100 Galleria Parkway, Suite 1600 Atlanta, GA 30339-5948	THENCE ALONG THE WESTERLY RIGHT-OF-	cured by said Security Deed has been and is	33863 and Page No. 0041, GWINNETT County,	cause of, among other possible events of de-
and Page	Book No. 53388 No. 362, Gwin- nty, Georgia	neys fees (notice of in- tent to collect attorneys fees having been given).	rity Deed having beer given to secure a note dated July 15, 1994, in the	e ty; all zoning ordinances;	THIS COMMUNICATION	WAY OF SUWANEE DAM ROAD IN A SOUTHERLY DIREC-	hereby declared due be- cause of, among other possible events of de-	Georgia records, as last assigned to WELLS FARGO BANK, N.A.	fault, failure to pay the indebtedness as and when due and in the
records, c after-descr	onveying the ibed property	The individual or entity that has full authority to	amount of \$87,883.00, and said Note being in de fault, the undersigned	assessments; liens; en- cumbrances; restric-	LECTOR ATTEMPTING TO COLLECT A DEBT; ANY INFORMATION	TION FOR A DISTANCE OF 754.41 FEET TO A POINT, THENCE LEAV-	fault, failure to pay the indebtedness as and	SUCCESSOR BY MERG- ER TO WELLS FARGO HOME MORTGAGE INC	manner provided in the Note and Deed to Secure
date in the	Note of even original prin- amount of	negotiate, amend and modify all terms of the loan is PennyMac Loan	will sell at public outcry during the legal hours of	any other matters of	OBTAINED WILL BE USED FOR THAT PUR-	ING SAID RIGHT-OF- WAY SOUTH 71 DE-	when due and in the manner provided in the Note and Security Deed.	(the Secured Creditor), by assignment, convey-	Debt. Because the debt remains in default, this sale will be made for the
at the r	with interest ate specified last assigned	Services, LLC, 3043 Townsgate Rd., Westlake	sale before the door o the courthouse of Gwin	 To the best of the knowl- 	POSE. HOWEVER, IF THE DEBT IS IN AC- TIVE BANKRUPTCY	GREES 50 MINUTES 08 SECONDS WEST FOR A	The debt remaining in default, this sale will be	ing the after described property to secure a	purpose of paying the same and all expenses of
to Carring Services, L	ton Mortgage LC by assign-	Village, CA 91361. Said property will be sold on an as-is basis without	nett County, Georgia, or August 1, 2023 the follow ing described real prop	 dersigned, the owner and party in possession of the 	OR HAS BEEN DIS- CHARGED THROUGH	DISTANCE OF 489.88 FEET TO A POINT; THENCE NORTH 28 DE-	made for the purpose of paying the same and all expenses of this sale, as	Note of even date in the original principal amount of \$204,380.00, with inter-	this sale, as provided in the Deed to Secure Debt and by law, including at-
ment that recorded in County,	is or to be the Gwinnett Georgia	any representation, war- ranty or recourse against	erty (hereinafter re ferred to as the "Proper ty"): ALL THAT TRACT	- SANTANA, GLORIA P	BANKRUPTCY, THIS COMMUNICATION IS NOT INTENDED AS	GREES 15 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 7.23	provided in Security Deed and by law, includ-	est at the rate specified therein, there will be	torneys fees (notice of in- tent to collect attorneys
Records,	there will be e undersigned	the above-named or the undersigned. The sale will also be subject to the	OR PARCEL OF LANE	AND/OR HEIRS-AT-	AND DOES NOT CON- STITUTE AN ATTEMPT	FEET TO A 1/2" OPEN TO PIPE, THENCE	ing attorney's fees (no- tice of intent to collect attorney's fees having	sold by the undersigned at public outcry to the highest bidder for cash	fees having been given). BANK OF AMERICA, N.A. holds the duly en-
highest bio	outcry to the dder for cash innett County	following items which may affect the title: a)	LAND LOT 134 OF THE 7TH DISTRICT, GWIN NETT COUNTY, GEOR	- KING, RAQUEL	TO COLLECT A DEBT. 7/5 12 19 26 2023	SOUTH 80 DEGREES 58 MINUTES 11 SECONDS	been given).The entity having full authority to	at the GWINNETT Coun- ty Courthouse within the legal hours of sale on the	dorsed Note and is the current assignee of the
Courthouse	within the le- of sale on the	zoning ordinances; b) matters which would be disclosed by an accurate	GIA, BEING KNOW AS LOT 3, BLOCK C, ROCK	AND/OR HEIRS AT	GDP2723 gpn11	WEST FOR A DIS- TANCE OF 475.67 FEET TO A POINT; THENCE	negotiate, amend or modify all terms of the loan (although not re-	first Tuesday in August, 2023, the following de-	Security Deed to the property. BANK OF AMERICA, N.A., AS
ber, 2023,	ay in Septem- the following	survey or by an inspec- tion of the property; c)	SPRINGS, UNIT ONE AS PER PLAT RECORDED IN PLAT	, TANA , or tenants(s). The sale will be conduct-	NOTICE OF SALE UN- DER POWER STATE OF GEORGIA, COUNTY	SOUTH 09 DEGREES 28 MINUTES 13 SECONDS EAST_FOR_A_DIS-	quired by law to do so) is: William R. Carlisle,	scribed property: ALL THAT TRACT OR PAR- CEL OF LAND LYING	SUCCESSOR BY MERG- ER TO BAC HOME
	referred to	any outstanding ad val- orem taxes, including taxes, which constitute	BOOK 38, PACE 18 GWINNETT COUNTY	, mation that the sale is	OF GWINNETT By virtue of a Power of Sale	TANCE OF 195.29 FEET TO A POINT, THENCE	attorney for Eunae Yu and he can be contacted at (770) 337-4964, or by	AND BEING IN LAND LOT 151 OF THE 5TH	LOANS SERVICING, LP, acting on behalf of and, as necessary, in
nett, State	unty of Gwin- e of Georgia,	liens upon said property whether or not now due	RECORDS, WHICH PLAT IS HEREBY IN	U.S. Bankruptcy Code and (2) to final confirma-	contained in that certain Security Deed from Ken-	SOUTH 00 DEGREES 00 MINUTES 00 SECONDS	writing to 4607 Cardinal Ridge Way, Flowery	DISTRICT OF GWIN- NETT COUNTY, GEOR-	consultation with BANK OF AMERICA, N.A. (the
lows:	cribed as fol- ct or parcel of	and payable; d) special assessments; e) the right of redemption of any tax-	CORPORATED HEREIN BY REFERENCE. The debt secured by the Secu	tus of the loan with the	neth Bryan Jackson to Mortgage Electronic Registration Systems,	EAST FOR A DIS- TANCE OF 68.51 FEET TO A POINT, THENCE	Branch, GA 30542, to dis- cuss possible alternatives to avoid foreclosure. Said	GIA, BEING LOT 1, BLOCK E, UNIT ONE, GATES MILL, AS PER	current investor on the loan), is the entity with the full authority to nego-
Land Lot	and being in 121 of the 5th	ing authority; f) all out- standing bills for public	rity Deed and evidenced by the Note and has	The entity having full au-	Inc. as nominee for Bro- ker Solutions, Inc. dba	NORTH 71 DEGREES 10 MINUTES 41 SECONDS WEST FOR A DIS-	property will be sold sub- ject to any outstanding	PLAT RECORDED IN PLAT BOOK 47, PAGE	tiate, amend, and modify all terms of the loan.
ty, Georgia	winnett Coun- a. being Lot 3, of Phase 1,	utilities which constitute liens upon said property; g) all restrictive	been, and is hereby, de clared due and payable because of, among other	e amend or modify all	New American Funding, its successors and as- signs, dated October 11,	TANCE OF 98.32 FEET TO A POINT AT THE	ad valorem taxes (in- cluding taxes which are a lien, but not yet due	135, GWINNETT COUN- TY RECORDS. REFER- ENCE TO SAID PLAT IS	Pursuant to O.C.G.A. § 44 14 162.2, BANK OF AMERICA, N.A., AS
Windsor C sion, as per	reek Subdivi- plat recorded ook 99, Pages	covenants, easements, rights-of-way and any	possible events of de fault, failure to make the	though not required by law to do so) is: PHH	2019 and recorded on Oc- tober 15, 2019 in Deed	SOUTHERNMOST COR- NER OF UNIT 128, SAID	and payable), any mat- ters which might be dis-	HEREBY MADE FOR A COMPLETE DESCRIP-	SUCCESSOR BY MERG- ER TO BAC HOME
269-271, in the Clerk	the Office of of Superior	other matters of record superior to said Security Deed. To the best of the	payments as required by the terms of the Note The debt remaining is in	Loss Mitigation Dept., 1661 Worthington Road	Book 56955, Page 130, in the Office of the Clerk of Superior Court of Gwin-	POINT BEING THE TRUE POINT OF BE- GINNING; THENCE	closed by an accurate survey and inspection of the property, any assess-	TION OF THE PROP- ERTY HEREIN DE- SCRIBED. SAID PROP-	LOANS SERVICING, LP may be contacted at: BANK OF AMERICA,
Georgia R	innett County, ecords, which rporated here-	knowledge and belief of the undersigned, the owners and party in pos-	default and this sale will be made for the purposes	Beach, FL 33409, Tele-	nett County, Georgia, said Security Deed hav- ing been given to secure	FROM SAID TRUE POINT OF BEGINNING AS THUS ESTAB-	ments, liens, encum- brances, zoning ordi-	ERTY IS IMPROVED PROPERTY KNOWN AS 1464 MILLENIAL LANE,	BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC
in by r	eference and art of this de-	session of the property are Debbie Ngoeun and	of paying the Security Deed, accrued interest and all expenses of the	5559. Nothing in O.C.G.A. Section 44-14-162.2 shall	a Note of even date, in the original principal	AS THUS ESTAB- LISHED NORTH 37 DE- GREES 51 MINUTES 02	nances, restrictions, covenants, and matters of record superior to the	ACCORDING TO THE PRESENT SYSTEM OF	HOME LOANS SERVIC- ING, LP, 7105 CORPO- RATE DRIVE, PLANO,
scription. Tax ID: R5	i121 190 ecured by said	or tenant(s). The sale will be conducted subject to 1) confirmation that	sale, including attorneys fees. Notice of intention to collect attorneys' fees	secured creditor to nego-	amount of Two Hundred Thirty-Three Thousand and 00/100 dollars	SECONDS WEST FOR A DISTANCE OF 37.91 FEET TO A POINT;	Security Deed first set out above. To the best	NUMBERING PROPER- TY IN GWINNETT COUNTY, GEORGIA.	TX 75024, 800 669 6650. Please note that, pur-
Security D	reby declared	the sale is not prohibited under the U.S. Bankrupt-	has been given as provid ed by law. To the best o	the terms of the mort- gage instrument.	(\$233,000.00) with inter- est thereon as provided	THENCE NORTH 52 DE- GREES 08 MINUTES 58	knowledge and belief of the undersigned, the par- ty in possession of the	The debt secured by said Deed to Secure Debt has	suant to O.C.G.A. § 44 14 162.2, the secured credi- tor is not required to
other poss	se of, among ible events of lure to pay the	cy code and 2) final con- firmation and audit of the status of the loan	the undersigned's knowl edge, the person(s) in possession of the proper	MANAGEMENT, LLC	therein, as last trans- ferred to Broker Solu- tions, Inc. d/b/a New	SECONDS EAST FOR A DISTANCE OF 24.13 FEET TO A POINT;	property is Rachell Kim or tenant(s); and said	been and is hereby de- clared due because of, among other possible	amend or modify the terms of the loan. To the
indebtedne when due	ss as and and in the	with the holder of the Se- curity Deed.	ty are Bernard L. Bear ry, Jr. and Katheryn M	 NELSON A SANTANA, GLORIA P SANTIAGO 	American Funding, recorded in Deed Book	THENCE SOUTH 37 DE- GREES 51 MINUTES 02	property is commonly known as 3750 Crescent Walk Lane, Suwanee, GA	events of default, failure to pay the indebtedness	best knowledge and be- lief of the undersigned, the party/parties in pos-
Note and S	ovided in the ecurity Deed. the debt re-	PennyMac Loan Ser- vices, LLC as Attorney-in-Fact for	Maxwell. The property being commonly known as 2450 Mitchell Rd	FIRM MAY BE HELD	59624, Page 338, afore- said records, will be sold at public outcry to the	SECONDS EAST FOR A DISTANCE OF 2.03 FEET TO A POINT,	30024. The sale will be conducted subject to (1)	as and when due and in the manner provided in the Note and Deed to Se-	session of the subject property known as 3705
mains in sale will be	default, this made for the	Debbie Ngoeun Contact:	Lawrenceville, GA, 3004 in Gwinnett County, wil	DEBT COLLECTOR, UNDER FEDERAL	highest bidder for cash before the courthouse	THENCE SOUTH 37 DE- GREES 42 MINUTES 08	confirmation that the sale is not prohibited un- der the U.S. Bankruptcy	cure Debt. Because the debt remains in default,	MICHAELS CREEK WAY, LOGANVILLE, GEORGIA 30052 is/are:
same and a	f paying the all expenses of as provided in	Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee,	be sold as the property o Bernard L. Bearry, Jr and Katheryn M	FORMATION OB-	door of Gwinnett County, Georgia, or at such place as has or may be lawful-	SECONDS EAST 31.94 FEET TO A POINT; THENCE SOUTH 37 DE- GREES 51 MINUTES 02	Code; (2) final confirma- tion and audit of the sta-	this sale will be made for the purpose of paying the same and all expenses of	SHIRLEY A BYRD or tenant/tenants. Said
the Securit law, includ	y Deed and by ling attorney's	FL 32312; (850) 422-2520 7:5,12,19,26,2023	Maxwell, subject to any outstanding ad valorem	USED FOR THAT PUR- POSE.	ly designated as an alter- native location, within	SECONDS EAST 31.94	tus of the loan with the holder of the security deed; and (3) any right	this sale, as provided in the Deed to Secure Debt	property will be sold sub- ject to (a) any outstand- ing ad valorem taxes (in-
collect at	e of intent to torney's fees n given). Car-	GDP2263 gpn11	taxes (including taxes which are a lien and no yet due and payable)	Lublin, LLC, 3145 Avalon	the legal hours of sale on the first Tuesday in Au- gust, 2023, all property	FEET TO A POINT; THENCE SOUTH 52 DE- CREES 08 MINUTES 58	of redemption or other lien not extinguished by	and by law, including at- torneys fees (notice of in- tent to collect attorneys	cluding taxes which are a lien, but not yet due
rington N vices, LLC	Nortgage Ser- holds the duly	NOTICE OF SALE UN- DER POWER STATE	any matters affecting ti tle to the property which	Peachtree Corners, GA 30071	described in said Securi- ty Deed including but not	GREES 08 MINUTES 58 SECONDS WEST FOR A DISTANCE OF 24.05	foreclosure. William R. Carlisle as Attorney at Law for Eu-	fees having been given). WELLS FARGO BANK,	and payable), (b) any matters which might be disclosed by an accurate
current as	lote and is the signee of the Deed to the	OF GEORGIA COUNTY OF GWINNETT Under and by virtue of the pow-	would be disclosed by ac curate survey and in spection thereof, and al	. (877) 813-0992 Case No.	limited to the following described property: All that tract or parcel of	DISTANCE OF 24.05 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF	nae Yu, phone (770) 337- 4964, or by writing to:	N.A. SUCCESSOR BY MERGER TO WELLS	survey and inspection of the property, and (c) all
property. Mortgage	Carrington Services, LLC	er of sale contained with that certain Security	assessments, liens, en cumbrances, restric	 rlselaw.com/property- listing 	that tract or parcel of land lying and being in Land Lot 194 of the 5th	BEGINNING. SAID PROPERTY BEING	4607 Cardinal Ridge Way, Flowery Branch, GA 30542.	FARGO HOME MORT- GAGE INC holds the duly endorsed Note and	matters of record superi- or to the Deed to Secure Debt first set out above,
authority	y with the full to negotiate, id modify all	Deed dated November 2, 2018, from Israel Garcia Colon to Mortgage Elec-	tions, covenants, and matters of record to the	CDD0701	District, of Gwinnett County, Georgia, and be- ing Lot 5, Block D of The	SHOWN AS UNIT 128 ON THE FINAL PLAT OF FAIRVIEW PARK	7/5 12 19 26 2023	is the current assignee of the Security Deed to the	including, but not limited to, assessments, liens,
terms of th Pursuant to	e loan. o O.C.G.A. §44-	tronic Registration Sys- tems, Inc., as nominee	Security Deed. Pursuan to O.C.G.A. Section 44-14 162.2, the name, address	gpn11 NOTICE OF SALE	Landing at Bay Creek, Unit I, as per plat	TOWNHOMES UNIT 3, PREPARED BY PRECI-	GDP2906 gpn11 NOTICE OF SALE UN-	property. WELLS FAR- GO BANK, N.A., acting on behalf of and, as nec-	encumbrances, zoning ordinances, easements, restrictions, covenants,
	Carrington Services, LLC ntacted at: 1-	for Fairway Independent Mortgage Corporation, recorded on November 6,	and telephone number o the individual or entity who shall have the ful	By virtue of the power of	recorded in Plat Book 102, Page 42-44 of Gwin- nett County, Georgia	SION PLANNING INC., DATED 7/26/04, LAST REVISED 10/28/05. TO-	DER POWER STATE OF GEORGIA, COUNTY OF GWINNETT By	essary, in consultation with WELLS FARGO BANK, N.A. SUCCES-	etc. The sale will be con- ducted subject to (1) con-
800-790-9502	or by writing both Douglass e 110 and 200-	2018 in Deed Book 56239 at Page 00578 Gwinnett	authority to negotiate amend or modify al	to Secure Debt from Hardy C. Chukwu to PNC	Records, which plat is in- corporated herein and	GETHER WITH AND SUBJECT TO ALL	virtue of a Power of Sale contained in that certain	SOR BY MERGER TO WELLS FARGO HOME	firmation that the sale is not prohibited under the U.S. Bankruptcy Code;
Road, Suit A, Anahei 5951.	e 110 and 200- m, CA 92806-	County, Georgia records, having been last sold, as- signed, transferred and	terms of the above de	2017 in Deed Book 54897,	made a part hereof by reference. Said property being known as 832 Creek	RIGHT, TITLE AND IN- TEREST IN AND TO THOSE CERTAIN	Security Deed from Stephen Robert Munier	MORTGAGE INC (the current investor on the loan), is the entity with	and (2) final confirma- tion and audit of the sta-
Please no suant to O	te that, pur- .C.G.A. §44-14-	conveyed to Fairway In- dependent Mortgage Cor-	follows: Nationstar Mort gage LLC d/b/a Mr Cooper, 8950 Cypress Wa	ty, Georgia records, con- veying the after de-	Bottom Road according to the present system of	COVENANTS, RE- STRICTIONS AND	to Mortgage Electronic Registration Systems, Inc., as nominee for	the full authority to nego- tiate, amend, and modify	tus of the loan with the holder of the security deed. Pursuant to
tor is no	secured credi- required to modify the	poration by Assignment and said Security Deed having been given to se-	ters Blvd, Coppell, TX 75019, 888-480-2432 . The	cure a Note in the origi-	numbering property in Gwinnett County Geor- gia. Said property may	EASEMENTS AS CON- TAINED IN DECLARA- TION OF COVENANTS,	Branch Banking and Trust Company , dated	all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, WELLS FARGO	O.C.G.A. Section 9 13 172.1, which allows for
terms of th		cure a note dated November 2, 2018, in the	foregoing notwithstand ing, nothing in O.C.G.A Section 44-14-162.2 shall	\$14,000.00 with interest	more commonly be	CONDITIONS AND RE- STRICTIONS FOR	April 20, 2014 and record- ed on December 1, 2014 in Deed Book 53253, Page	BANK, N.A. may be con- tacted at: WELLS FAR-	certain procedures re- garding the rescission of

amend or modity the terms of the loan. To the best knowledge and belief of the under-signed, the party/parties in possession of the sub-

signed, the party/parties in possession of the sub-ject property known as 770 WINDSOR CREEK DR, GRAYSON, GA 30017 is/are: Tony B. Davis and Valencia Davis or tenant/tenants. Subject to (a) any out-standing ad valorem tax-es (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accu-rate survey and inspec-tion of the property, and (c) all matters of record superior to the Security Deed first set out above, including, but not limited to, assessments, liens, encumbrances, easements, etc. The sale will be conduct-

etc. The sale will be conduct-

75019, 888-480-2432 . The foregoing notwithstand-ing, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured cred-itor to negotiate, amend or modify the terms of the mortgage instru-ment. The sale will be conducted subject (1) to condiried subject (1) to condiried subject (1) to condiried subject (1) to condirimation that the sale is not prohibited un-der U.S. Bankruptcy code and (2) to final con-firmation and audit of the status of the loan with the holder of the se-curity Deed. Albertelli Law Attorney in Fact for Bernard L. Bearry, Jr. and Katheryn M. Maxwell 100 Galleria Parkway, Suite 960 At-lanta, GA 30339 Phone: (770) 373-4242 By: Rohan Rupani For the Firm THIS FIRM IS ACTING AS A DEBT COLLEC-TOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PUR-POSE. - 23-004614 A 4787019 November 2, 2018, in the amount of \$165,000.00, and said Note being in default, the undersigned will sell at public outcry 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 Gwin-nett County, Georgia, on August 1, 2023 the follow-ing described real prop-erty (hereinafter re-ferred to as the "Proper-ty"): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN PUCKETTS G.M.D 1397, ALSO BEING IN LAND LOT 2 OF THE 1ST LAND DISTRICT, GEORGIA, CONTAIN-ING 1.00 ACRES OF LAND, AS PER SUR-VEY FOR JERALD C. MORGAN, SR., DATED MARCH 28, 1962, RECORDED IN PLAT BOOK J, PAGE 155-B, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCOR-PORATED HEREIN AND MADE A PART HEREOF BY REFER-ENCE. 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 maked by The ferms of tequived by The ferms of 6:28:7:5,12,19,26,2023 GDP2308 GDP2308 gpn11 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Security Deed from NELSON A SAN-TANA and GLORIA P SANTIAGO to METLIFE HOME LOANS, A DIVI-SION OF METLIFE BANK, N.A., dated among other possible events of default, failure to make the payments as required by the terms of the Note. The debt re-maining is in default and this sale will be made for the property, being com-monly known as 2819 Thompson Mill Rd, Bu-ford, GA, 30519 in Gwin-nett County, will be sold as the property of Israel Garcia Colon, subject to any outstanding ad val-orem taxes (including taxes which are a lien and not yet due and not yet due and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assess-ments, liens, encum-brances, restrictions, covenants, and matters SION OF METLIFE BANK, N.A., dated February 3, 2010, record-ed February 10, 2010, in Deed Book 49935, Page 00241, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Seventy-Seven Thousand and SION BANK, Seven Thousand and 00/100 dollars (\$177,000.00), with inter-(\$177,000.00), with inter-est thereon as provided for therein, said Security Deed having been last sold, assigned and trans-ferred to Mortgage As-sets Management, LLC, there will be sold at pub-lic outcry to the highest 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: brances, 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 dei scribed mortgage is as property: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 1 OF THE TTH DISTRICT OF GWINNETT COUNTY, GEORGIA BEING GEORGIA, BEING GEORGIA, BEING KNOWN AS LOT 80, BLOCK A, OF AVALON FOREST SUBDIVISION, UNIT TWO, AS PER PLAT OF SAID SUBDI-VISION RECORDED IN PLAT BOOK 59, PAGE 191, GWINETT COUN-TY, GEORGIA BECORDS, WHICH terms of the above de-scribed mortgage is as follows: Service/Mac, 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 se-cured creditor to negoti-ate, amend or modify the terms of the mortgage instrument. The sail will be conducted subject (1) RECORDS, WHICH PLAT IS INCORPORAT-PLAT IS INCORPORAT-ED HEREIN BY REF-ERENCE AND MADE A PART OF THIS DE-SCRIPTION: BEING KNOWN AS 2800 CAMELOT WOODS instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited un-der U.S. Bankruptcy code and (2) to final con-firmation and audit of the status of the loan with the holder of the se-curity Deed. Albertelli Law Attorney for Fair-way Independent Mort-age Corporation as At-CAMELOT WOODS DRIVE, ACCORDING TO THE PRESENT SYS-TEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA. Said legal description be-ion controlling bounder ing controlling, however the property is more commonly known as 2800 CAMELOT WOODS DRIVE. gage Corporation as At-torney in Fact for Israel Garcia Colon 100 Galleria DRIVE, LAWRENCEVILLE, GA Garcia Colon 100 Galleria Parkway, Suite 960 At-lanta, GA 30339 Phone: (770) 373-4242 By: Rohan Rupani For the Firm THIS FIRM IS ACTING AS A DEBT COLLEC-TOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PUR-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-pess remaining in dety 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. USED FOR THAT PUR-POSE. - 23-005632 A-4786675 6:21,28;7:5,12,19,26,2023 GDP2307 gpn1 NOTICE OF SALE UN-DER POWER STATE OF GEORGIA COUNTY OF GWINNETT Under and by virtue of the pow-er of sale contained with that certain Security Deed dated July 15, 1994, from Bernard L. Bearry, Jr. and Katheryn M. Maxwell to American National Financial, Inc. GDP2307 Deed Said property will be sold on an as-is basis without any representation, war-ranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any

cure a Note in the origi-nal principal amount of \$14,000.00 with interest thereon as set forth therein, last transferred to Sleep Again Copital, LLC by Assignment filed for Record in Deed Book 54897, Page 660, Gwinnett County, Georgia, there will be sold at a public outcry to the highest bid-der for cash before the Courthouse door of Gwin-nett County, Georgia, be-tween the legal hours of sale on the first Tuesday in August (August 1, 2023), by Sleep Again Capital, LLC as Attor-ney-in-Fact for Hardy C. Chukwu for the following property to-wit: Situate in Gwinnett Coun-ty, Georgia, all that tract or parcel of land lying and being in Land Lot 347 of the 6th District, Gwinnett County, Geor-gia, being Lot 12, Block E, River Station Subdivi-sion, Unit One, as per plat recorded in Plat Records, which recorded plat is incorporated here-in by this reference and made a part of this de-scription. scription scription. Subject to all easements, covenants, conditions, reservations, leases and reservations, leases and restrictions of record, all legal highways, all rights of way, all zoning, build-ing and other laws, ordi-nances and regulations, all rights of tenants in possession, and all real estate taxes and assess-ments not yet due and payable. estate taxes and assess-ments not yet due and payable. Being the same property conveyed by deed record-ed in Volume 33440, Page 376, of the Gwinnett County, Georgia Records. The above described property is also known as 4702 Outer Bank Drive, Peachtree Corners, GA 30092 and carries a Tax Parcel Number of R6347200. However please rely only on the above legal description for location of the property. If the property contains multiple lots or parcels, the undersigned parcels, the undersigned reserves the right to sell the property or any por-tion thereof in separate lots, parcels or as a whole. The indebtedness secure Debt having been declared due and payable because of among other possible events of depossible events of de-fault, failure to pay inpossible events of de-fault, failure to pay in-debtedness as and when due pursuant to said Deed to Secure Debt and Note. The debt remain-ing in default, this sale will be made for the pur-poses of paying the same and all expenses of sale, including attorneys fees, if applicable. The prop-erty will be sold as the property of Sleep Again Capital, LLC, subject to the following: all prior restrictive covenants, easements, rights-of-way, security deeds or record; all valid zoning ordinances; matters which would be disclosed by an accurate survey of the property of be any the property or by any inspection of the properinspection of the proper-ty; all outstanding taxes, assessments, unpaid bills, charges and ex-penses that are a lien against the property whether due and payable or not yet due and payable or not yet due and payable or not yet due and payable. This sale awill be conducted subject to (1) confirmation that the sale is not prohibited un-der the U.S. Bankruptcy Code and (2) to final con-firmation and audit as to the amount and status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Sec. 44-14-162.2, the name, address and tele-phone number of the in-dividual or entity who shall have the full au-thority to negotiate, amend or modify all terms of the above de-scribed mortgage is as follows, in addition to its counsel identified below: Sleep Again Capital, LLC 2336 Rimrock Avenue, Suite 400 - 103, Grand Junction, CO, 8150, US 303-578-0045 The foregoing notwith-standing, nothing in ty; all outstanding taxes

Gwinnett County Georgia. Said property may more commonly be known as 832 Creek Bot-tom Road, Loganville, GA 30052. The debt se-cured by said Security Deed has been and is hereby declared due be-cause of, among other possible events of de-fault, non-payment of the monthly installments on said loan. The debt re-maining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attor-neys fees (notice of in-tent 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 Broker Solutions Funding, Co Home Re-fention Department, 11001 Lakeline Blvd. Ste. 325, Austin, TX 78/17. Said property will be sold on an as-is basis without any representation, war-ranty or recourse against on an as-is basis without any representation, war-ranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspec-tion of the property; c) any outstanding ad val-orem 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-sing authority; f) all out-standing bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, (g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in pos-session of the property are Kenneth Bryan Jack-son and or tenant(s). The session of the property are Kenneth Bryan Jack-son and or tenant(s). The sale will be conducted subject to 1) confirma-tion 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. Bro-ker Solutions Inc. dba New American Funding as Attorney-in-Fact for Kenneth Bryan Jackson Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tal-lahasse, FL 32312; (Sol-12h25250 7/5 12 19 26 2023 GDP2745 state OF GEORGIA COUNTY OF GEORGIA COUNTY OF GWIN-NETT NOTICE OF SALE UNDER POWER Under and by virtue of the power of sale con-tained with that certain Security Deed dated June 26, 2020, from Al-berto Miguel Duque Rin-con and Aleiandra Duque Morales to Mortgage Electronic Registration Systems, Inc., as nomi-nee for Paramount Resi Electronic Registration Systems, Inc., as nomi-nee for Paramount Resi County, Georgia records, having been last sold, as-signed, transferred and conveyed to Data Mort-gage, INC. DBA, Essex Mortgage by Assignment and said Security Deed having been given to se-cure a note dated June 64, 2020, in the amount of \$206,196.00, and said Note being in default, the un-dersigned will sell at public outcry during the legal hours of sale before the door of the court-house of Gwinnett Coun-ty, Georgia, on August 1, 2023 the following de-scribed real property (hereinafter referred to as the "Property"): ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND DCT 347 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING UNIT 128 OF FAIRVIEW PARK TOWNHOMES, UNIT 3, AND BEING MORE PARTICULARLY DE-SCRIBED AS FOLLOWS: TO FIND THE POINT OF BEGIN-NING COMMENCE AT THE INTERSECTION

TAINED IN DECLARA. TION OF COVENANTS, CONDITIONS AND RE-STRICTIONS FOR FAIRVIEW PARK RECORDED IN DEED BOOK 28492, PAGE 93, GWINNETT COUNTY, GEORGIA RECORDS; AS AMENDED FROM TIME TO TIME. PAR-CEL ID: R7347-456 AD-DRESS: 389 EAGLE TIFF DRIVE, SUGAR HILL, 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 re-maining is in default and this sale will be made for the sourity Deed, ac-crued interest, and all expenses of the sale, in-cluding athorneys' fees. Notice of intention to col-lect attorneys' fees has been given as provided by law. To the best of the been given as provided by law. To the best of the been given as provided by law. To the best of the undersigned's knowl-edge, the person(s) in possession of the proper-ty are Alberto Miguel Duque Rincon and Ale-iandra Duque Morales. The property, being com-monly known as 389 Ea gle Tiff Dr, Sugar Hill, GA, 30518 in Gwinnett County, will be sold as the property of Alberto Miguel Duque Rincon and Aleiandra Duque Morales, subject to any outstanding da valorem taxes (including taxes which are a lien and not yet due and payable, any matters affecting fi-tle to the property which would be disclosed by ac-curate survey, and in: would be disclosed by ac-curate survey and in-spection thereof, and all assessments, liens, en-cumbrances, restric-tions, covenants, and matters of record to the Security Deed. Pursuant to O.C.G.A. Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above de scribed mortgage is as authority to negoriate, amend or modify all terms of the above de-scribed 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 se-cured creditor to negoti-ate, amend or modify the terms of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited un-der U.S. Bankruptcy code and (2) to final con-firmation and audit of the status of the loan with the holder of the Se-curity Deed. Albertell Law Attorney for Datte Mortgage, INC. DBA, Essex Mortgage as At-torney in Fact for Alber-to Miguel Duque Rincon and Aleiandra Duque Morales 100 Galleria Parkway, Suite 960 At-lanta, GA 3039 Phone: (770) 373-4242 BY: Rohan Rupani For the Firm THIS FIRM IS ACTING AS A DEBT COLLEC-TOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PUR-POSE. - 23-006323 A -4788589 6/28;7/5 12 19 26 2023 GDP2891 GDP2891 gpn11 NOTICE OF FORECLO-SURE SALE UNDER POWER FORSYTH COUNTY, GEORGIA Under and by viritue of the Power of Sale con-tained in a Security Deed given by Rachell Kim to Eunae Yu, dated 12/28/022, and recorded in Deed Book 60390, Page 00819 Gwinnett County Georgia Records, con-Georgia Records, con-veying the after-de-scribed property to se-cure a Note in the origi-nal principal amount of Thirty Five Thousand and 0/100 dollars 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 court the highest bidder for cash before the court-house door of Gwinnett County, Georgia, within the legal hours of sale on 08/01/2023, the following described property: All that tract or parcel of

Brutch Summer , dated April 20, 2014 and record-ed 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 prin-cipal amount of One Hun-dred Sixty-Two Thousand and 00/100 dollars (\$162,000.00) with inter-est thereon as provided therein, will be sold at public outcry to the high-est bidder for cash be-fore the courthouse door of Gwinnett County, Georgia, or at such place as has or may be lawful ly designated as an alter-native location, within the legal hours of sale on the first Tuesday in Au-gust, 2023, all property described property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 271 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 7, BLOCK A, WYNTREE SUBDIVI-14 162.2, WELLS FARGO BANK, N.A. may be con-tacted at: WELLS FAR-GO BANK, N.A., 3476 STATEVIEW BLVD., FORT MILL, SC 29715, 800 288 3212. Please note that that, pursuant to 0.C.G.A. § 44 14 162.2, the 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-edge and belief of the un-dersigned, the party/par-ties in possession of the subject property known as 1464 MILLENNIAL LANE, LAWRENCEVILLE, GEORGIA 30045 is/are: LEONARD HENDER-SON AND KELLI LANG-LEY or tenant/tenants. Said property will be sold subject to (a) any out-standing ad valorem tax-es (including taxes which are a lien, but not yet es (including faxes which are a lien, but not vet due and payable), (b) any matters which might be disclosed by an accu-rate survey and inspec-tion of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out perven including, but not DISTRICT, GEVINNETT COUNTY, GEORGIA, BEING LOT 7, BLOCK A, WYNTREE SUBDIVI-SION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 61 RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY THIS REF-ERENCE AND MADE A PART OF THIS DE-SCRIPTION. SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD. Said property may more commonly be known as **3325 Wyntree Court, Peachtree Cor-**ners, GA 30071. The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other possible events of de fault, non-payment of the monthly installments on said loan. The debt re-maining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attor-neys fees (notice of in-resy fees (notice of in-resy fees (notice of in-tent to collect attorneys fees having been given). The individual or entity that has full authority to the gotiate, amend and modify all terms of the loan is Specialized Loan Servicing LLC, 6200. Subece Street, Green-wood Village, CO. 80111, 800-315-4757. Said proper ty will be sold on an cs-basis without any repre-sentation, warranty or recourse against the fol-lowing items which may affect the title: a) zoning ordinances; b) matters 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 ad valorem tax-es, including faxes, 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 dus estable in the nolder of the subert of the sale is not prohibited under the U.S. Bankrupty code and 2) final confirmation and audit of the status of the loan with the holder bec. To Stephen Robert Mu-ner Ste above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easesoning ordinances, ease-ments, restrictions, covenants, etc. The sale 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 se-curity 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 Georgia, the beed 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. WELLS FAR-GO BANK, N.A. SUC CESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE INC as Attorney in Fact for LEONARD HENDER-SON AND KELLI LANG-LEY. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COL-LECT A DEBT. ANY INFORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. 000000943552 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Beit Line Road, Suite 100 Ad-dison, Texas 75001 Tele phone: (972) 341 5398. 7/512,19,26,2023 GDP2924 Notice of Sale Under Power. State of Georgia, County of GWINNETT. Under and by virtue of the Power of Sale con-tained in a Deed to Se-cure Debt given by SHIRLEY A BYRD to BANK OF AMERICA, N.A. , dated 05/03/2005, and Recorded on 06/02/2005 as Book No. 42944 and Page No. 0111, GWINNETT County, Georgia records, as last assigned to BANK OF AMERICA, N.A. (the Se-cured Creditor), by as-signment, conveying the after described property to secure a Note of even date in the original prin-cipal amount of \$50,000.00, with interest at the rafe specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the GWINNETT Coun-ty Courthouse within the legal hours of sale on the first Tuesday in August, 2023, the following de-scribed property: THE FOLLOWING DE-SCRIBED PROPERTY: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING LOT (S) 15, BLOCK A, MILL-STONE SUBDIVISION, PHASE 1, AS PER PLAT RECORDED IN PLAT BOOK 80, PAGE 17, GWINNETT COUNTY, GEORGIA RECONDS. BEING AND INFEND-ING TO DESCRIBE CONVEYED IN A DEED RECORDED 05/07/1999 IN BOOK 18329, PAGE Munier Contact: Radgett Law Group: 6267 Old Wa-ter Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 7:5,12,19,26,2023 GDP2923

172.1, which allows for certain procedures re-garding the rescission of certain procedures re-garding the rescission of iudicial and noniudicial 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 garagraph. BANK OF AMERICA, N.A. as At-torney in Fact for SHIRLEY A BYRD. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT TEMPTING TO COL-LECT A DEBT. ANY UNFORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. 0000009812793 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Ad-dison, Texas 75001 Tele-phone: (972) 341 5398. **76,12,19,26,2023** GDP2926

GDP2926 gpn11 Notice of Sale Under Power, State of Georgia, County of GWINNETT. Under and by virtue of the Power of Sale con-tained in a Deed to Se-cure Debt given by RICKY FOREST AND TERESA A FOREST to MORTGAGE ELEC-TRONIC REGISTRA-TION SYSTEMS, INC. ("MERS"), AS NOMI-NEE FOR PENNYMAC LOAN SERVICES, LLC , dated 11/18/2014, and Recorded on 12/08/2014 as Book No. 532/1 and Page No. 139, AS AFFECTED BY MODIFICATION BOOK 60423, PAGE 816, GWINNETT County, Georgia records, as last BOOK 60423, PAGE 816, GWINNETT County, Georgia records, as last assigned to PENNYMAC LOAN SERVICES, LLC (the Secured Creditor), by assignment, convey-ing the after described property to secure and of \$185,655.00, with inter-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 Coun-ty Courthouse within the legal hours of sale on the first Tuesday in August, 2023, the following de-scribed property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND BOF THE 6TH DISTRICT OF GWIN-NETT COUNTY, GEOR-GIA, BEING IN LAND LOT 88 OF THE 6TH DISTRICT OF GWIN-NETT COUNTY, GEOR-GIA, BEING PART OF LOTS 15 AND 16 OF BLOCK B, UNIT ONE, OLD DOMINION SUBDIVISION, AC-CORDING TO SURVEY PREPARED ONE, OLD DOMINION SUBDIVISION, AC-CORDING TO SURVEY PREPARED FOR JAMES A. LEMONS AND PENELOPE L. LEMONS BY JOSEPH C. KING, REGISTERED LAND SURVEYOR NO 1418, AND BEING MORE PARTICULARY DE-SCRIBED AS FOLLOWS. BEGINNING AT AN IRON PIN FOUND ON THE SOUTHERLY RIGHT OF WAY OF RUNELLE PLACE (60' RW) A DISTANCE OF RIGHT OF WAY OF RUNELLE PLACE (60' R/W) A DISTANCE OF 151.0 FEET EASTERLY FROM THE INTERSEC-TION TION OF THE EASTERLY RIGHT OF WAY OF SUMMIE DRIVE (60' R/W) WITH THE R/W) WITH THE SOUTHERLY RIGHT OF WAY OF RUNELLE PLACE (60' R/W) (IF SAID INTERSECTION WAS EXTENDED), AND DUINING THENCE

The sale will be conduct-ed subject to (1) confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirma-tion and audit of the sta-tus of the loan with the holder of the security deed. Pursuant to O.C.G.A. §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-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. Funds used at sale shall be in certified funds and

Funds used at sale shall be in certified funds and payable to Bell Carring-ton Price & Gregg, LLC. Carrington Mortagge Services, LLC as Attor-ney in Fact for Tony B. Davis and Valencia Davis.

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

GDP1966

GDP1966 gpn11 NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF GWINNETT By virtue of a Power of Sale contained in that certain Security Deed from Debbie Ngoeun to Mortgage Electronic Registration Systems, Inc., as nominee for Car-Mortgage Electronic Registration Systems, Inc., as nominee for Car-dinal Financial Compa-ny, Limited Partnership, dated May 28, 2020 and recorded on June 3, 2020 in Deed Book 57529, Page 48, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, said Security Deed having been given to secure a Note of even date, in the original prin-cipal amount of Two Hundred Seventy Thou-sand Eighteen and 00/100 sand Eighteen and 00/100 dollars (\$270,018.00) with dollars (\$270.018.00) with interest thereon as pro-vided therein, as last transferred to Pennymac Loan Services, LLC, recorded in Deed Book \$9768, Page 550, afore-said records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place door of Gwinnett County, Georgia, or at such place as has or may be lawful-ly designated as an alter-native location, within the legal hours of sale on the first Tuesday in Au-gust, 2023, all property described in said Securi-ty Deed including but not limited to the following described property: All that tract or parcel of

described property: All that tract or parcel of land lying and being in Land Lot 1 of the 2nd District, Gwinnett Coun-ty, Georsia, being Lot 3, Block "B" Magruder Crossing Subdivision, ac-cording to Plat recorded at Plat Book 88, Page 183, Gwinnett County Records, which plat is in-corporated herein by ref-erence. erence. Said property may more

commonly be known as 951 Charles Hall Drive, Dacula, 6A 30019. The debt secured by said Security Deed has been and is hereby declared due because of, among

303-578-0045 The foregoing notwith-standing, nothing in O.C.G.A. Sec. 44-14-162.2 shall be construed to re-quire Sleep Again Capi-tal, LLC to negotiate, amend or modify the terms of the Deed to Se-cure Debt described

WAS EXTENDED), AND RUNNING THENCE EASTERLY ALONG THE SOUTHERLY RIGHT OF WAY OF RUNELLE PLACE A DISTANCE OF 184.13 FEET TO AN IRON PIN FOUND; THENCE RUNNING SOUTHEASTERLY A DISTANCE OF 158.01 FEET TO AN IRON PIN SET; THENCE RUN-NING WESTERLY A DISTANCE OF 68.16 FEET TO AN IRON PIN SET; THENCE RUN-NING NORTHWESTERLY A DISTANCE OF 43.64 FEET TO AN IRON PIN SET; THENCE RUN-NING WESTERLY A DISTANCE OF 43.64 FEET TO AN IRON PIN SET; THENCE RUNNING WESTERLY A DISTANCE OF 43.54 FEET TO AN IRON PIN SET; THENCE RUNNING WESTERLY A DISTANCE OF 43.54 FEET TO AN IRON PIN SET; THENCE RUNNING WESTERLY A DISTANCE OF 43.54 FEET TO AN IRON PIN SET; THENCE RUNNING NORTH-EASTERLY A DIS-TANCE OF 171.5 FEET TO AN IRON PIN FOUND AT THE POINT OF BEGINNING.

GDP2923 gpn11 Notice of Sale Under Power. State of Georgia, County of GWINNETT. Under and by virtue of the Power of Sale con-tained in a Deed to Se-cure Debt given by