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9075 Foreclosures

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WITH PROPERTY BE-ING FURTHER DE-SCRIBED BY SURVEY RECORDED AT PLAT BOOK 56, PAGE 298B, GWINNETT COUNTY, GEORGIA RECORDS. TAX ID NO. BEING THE SAME PROPERTY CON-VEYED BY WARRAN-TY DEED

TY DEED GRANTOR JAMES A A. LEM LEMONS AND P LEMONS L.

LEMONS GRANTEE: RICKY FOREST AND TERESA A FOREST AS JOINT TENANTS WITH RIGHTS OF SURVIVOR-SHIP

SHIP DATED: 12/27/2013 RECORDED 12/31/2013 DOC#/BOOK PAGE

12/31/2013 DOC#/BOOK PAGE 52719 262 ADDRESS: 3428 RUNELLE PL SW, LIL-BURN, GA 30047 The debt secured by solid Deed to Secure Debt has been and is hereby de-clared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the moner provided in the 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 atforneys fees having been given). PENNYMAC LOAN SERVICES, LLC holds the duly endorsed Note and is the current as-signee of the Security Deed to the property. PENNYMAC LOAN SERVICES, LLC, acting on behalf of and, as nec-essary, in consultation with PENNYMAC LOAN SERVICES, LLC (the current investor on the current investor on the SERVICES, LLC (the current investor on the loan), is the entity with the full authority to nego-tiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A.§ 44 14 162.2, PENNYMAC LOAN SERVICES, LLC may be contacted at: PENNYMAC LOAN SERVICES, LLC, 3043 TOWNSGATE ROAD, SUITE 200, WESTLAKE TOWNSGATE ROAD, SUITE 200, WESTLAKE VILLAGE, CA 91301, 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-edge and belief of the un-dersigned, the party/aprdersigned, the party/par-ties in possession of the subject property known as 3428 RUNELLE PL

as 3428 RUNELLE PL SW, LILBURN, GEOR-GIA 30047 is/are: RICKY FOREST AND TERESA A FOREST or tenant/ten-ants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and poyable). (b) any matters which might be disclosed by an accu-rate survey and inspecbe 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 above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, ease-ments, restrictions, covenants, etc. The sale will be conducted subject 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

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 Ioan as provided in the preceding paragraph. PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for as Attorney in Fact for RICKY FOREST AND TERESA A FOREST. THIS LAW FIRM IS

Foreclosures 9075 Foreclosures RIGHT OF WAY OF VICTOR STREET AND THE NORTHWESTER-LY RIGHT OF WAY OF U.S. HIGHWAY 29 (CRO-CAN) STREET) WHICH U.S. HIGHWAY 29 (CRO-GAN STREET) WHICH IS THE TRUE POINT OF BEGINNING, THENCE PROCEED ALONG THE NORTH-WESTERLY RIGHT OF WAY OF U.S. HIGHWAY 29 (CROGAN STREET) IN A SOUTHWESTER-LY DIRECTION A DIS-TANCE OF 393.02 FEET TO AN IRON ROD;

deed.

LT DIRECTION A DIS-TANCE OF 393.02 FEET TO AN IRON ROD; THENCE PROCEED NORTH 48 DEGREES 13 MINUTES 28 SECONDS WEST A DISTANCE OF 156.27 FEET TO AN AXLE FOUND; THENCE PROCEED NORTH 35 DEGREES 40 MINUTES 59 SECONDS EAST A DISTANCE OF 97.91 FEET TO A POINT; THENCE PRO-CEED NORTH 49 DEGREES 00 MINUTES 00 SECONDS WEST A DIS-TANCE OF 100.42 FEET TO AN IRON ROD; THENCE PROCEED NORTH 36 DEGREES 58 MINUTES 59 SECONDS EAST A DISTANCE OF 334.42 FEET TO A POINT; FEET TO A ADISTANCE OF 100.42 FEET

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

EAST A DISTANCE OF 334.42 FEET TO A POINT ALONG THE SOUTHWESTERLY RIGHT OF WAY OF VICTOR STREET; THENCE PROCEED ALONG THE SOUTH-WESTERLY RIGHT OF WAY OF VICTOR STREET A DISTANCE OF 230.77 FEET TO AN IRON ROD WHICH IS THE TRUE POINT OF BEGINNING.

BEGINNING. The above-described real estate is more commonly known as 202 E Crogan

Street, Lawrenceville, GA 30046. The sale will be subject to any unpaid taxes and other assessments which may be liens against the property. Notice has been given of the inten-tion to collect attorney's fees in accordance with the terms of the note and deed to secure debt. the terms of the note and deed to secure debt. Said property will be sold as the property of WALDEN ALVAREZ LINARES and MIRIAM ARELLANO and the pro-ceeds will be applied to the payment of said in-debtedness, the expenses and costs of sale, includ-ing attorney's fees. Any remaining proceeds will be applied pursuant to remaining proceeds will be applied pursuant to said deed and the laws of the State of Georgia. The undersigned will ex-ecute a deed to the pur-chaser at said sale as provided for in the afore-mentioned deed to secure debt. Said sale will di-vest all the right, tille and interest of the maker thereof of said property and shall vest said title in the purchaser at said sale.

in the purchaser at said sale. JAMES W. CARDEN As Attorney in Fact for RC GROUP INVEST-MENTS LLC Lender Contact: James W. Carden c/o Timothy B. Smith 485 S. Perry Street Lawrenceville, Georgia 30046 770-962-4437 STELL, SMITH & MAT-TISON, P.C. Attorneys for James W. Carden

Carden 485 S. Perry Street Lawrenceville, Georgia 30046 770-962-4437

 770-5%2-4437

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GDP2955

GDP2955 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 Security Deed given by Kali Borders to Mortgage Electronic Registration Systems, Inc., as nominee for Win-trust Mortgage, a divi-sion of Barrington Bank & Trust Company, N.A. (the Secured Creditor), dated March 28, 2019, and Recorded on March 29, 2019 as Book No. 54495 and Page No. 116, Gwin-nett County, Georgia

superior to the Security Deed first set out above, including, but not limited to, assessments, liens, encumbrances, zonne "rances, easements, "rances, easements, ordinances, easements, restrictions, covenants,

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.

Pursuant to O.C.G.A. §9-13-172.1, which allows for certain procedures re-garding the rescission of iudicial and noniudicial sales in the State of Georsia, 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.

GDP2998

GDP2998 gpn11 NOTICE OF SALE UNDER POWER Under and by virtue of the Power of Sale con-tained in that certain Deed to Secure Debt, As-signment of Rents and Security Agreement dat-ed July 9, 2021, given by Mattiace Buford Devel-opment Company II, LLC (hereinafter, Grantor) to CL-E CIB Loan Compo ny, LLC, as recorded on (hereinather, Granbro) to CL-E CIB Loan Compa-ny, LLC, as recorded on July 9, 2021 in Deed Book S8938, Page 00691, Superi-or Court of Gwinneth County, Georgia records, as modified by that cer-tain Modification of Deed to Secure Debt, Assign-ment of Rents and Secu-rity Agreement by and between Matflace Buford Development Company and CL-E CIB Loan Com-pany, LLC dated July 13, 2022, and recorded on July 26, 2022 in Deed Book 60102, Page 00454, Superior Court of Gwin-nett County, Georgia records (hereinather the Security Deed), with said Security Deed, with said Security Deed, having been given to secure that certain Promissory Note dated July 9, 2021, made by Grantor in favor of CL-E CIB Loan Compa-ny, LLC in the original principal amount of Five Million Five Hundred Thousand and 00/100 Doi-lars (\$5,\$500,000.00) with interest thereon as pro-vided therein, with said Note being modified by Note dated June 1, 2022, which increased the prin-

and Restated Promissory Note dated June 1, 2022, which increased the prin-cipal amount of the Note to Five Million Seven Hundred Seventy-Six Thousand Two Hundred Eighty-Two and 59/100 Dollars (\$5,776,282.59) (hereinafter, the Note), os further modified by Dollars (\$5,776,282.59) (hereinafter, the Note), as further modified by that certain Second Loan Modification Agreement by and between Grantor and CL-E CIB Loan Com-pany, LLC dated October 8, 2022, and as further modified by that certain Third Loan Modification Agreement by and be-tween Grantor and CL-E CIB Loan Company, LLC dated February 7, 2023. There will be sold by the undersigned at public outry to the highest bid-der for cash before the Courthouse door at Gwin-nett County, Georgia within the legal hours of sale on Tuesday, August 1, 2023, the following de-scribed property (here-inafter, the Property):

ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 219 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOL-LOWS: nert County, Georgia records, conveying the after-described property to secure a Note of even date in the original prin-cipal amount of \$317,500.00, with interest at the rate specified therein, as last assigned to Wintrust Mortgage, a division of Barrinston Bank & Trust Company, N.A. by assignment that is or to be recorded in the Gwinnett County, Georgia Records, there will be sold by the under-signed at public outcry to the highest bidder for cash at the Gwinnett County Courthouse with-in the legal hours of sale on the first Tuesday in August, 2023, the follow-ing described property: All that tract or parcel of land lying and being In Land Lot 32 of the 6th District, Gwinnett Coun-ty, Georgia, being Lot 61, Block A, Tuscan Ridge Subdivision, as per plat recorded In Plat Book 119, Pages 136-139, Gwin-nett County, Georgia Records, which recorded had a part of this de scription. Tax ID: R6032 335 The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the DESCRIBED AS FOL-LOWS: BEGIN AT A CON-CRETE MONUMENT FOUND LOCATED AT THE SOUTHERNMOST END OF A MITERED INTERSECTION OF THE NORTHWESTER-LY RIGHT-OF-WAY OF GEORGIA HIGHWAY 20 GEORGIA HIGHWAY 20 GEORGIA HIGHWAY 20 LOWS GEORGIA HIGHWAY 20 (A.K.A. BUFORD DRIVE)(VARIABLE R/W), THENCE NORTH 22 DEGREES 00 MIN-UTES 56 SECONDS EAST A DISTANCE OF 9.99 FEET ALONG SAID MITER TO A POINT; THENCE SOUTH 70 DE-GREES 49 MINUTES 06 SECONDS WEST A DIS-GREES 49 MINUTES 06 SECONDS WEST A DIS-TANCE OF 135.70 FEET ALONG THE PRO-POSED RIGHT-OF WAY OF PLUNKETT ROAD TO A POINT; THENCE SOUTH 70 DEGREES 49 MINUTES 06 SECONDS WEST A DISTANCE OF 156.93 FEET ALONG SAID PROPOSED RIGHT OF-WAY TO A POINT; THENCE SOUTH 70 DEGREES 49 MINUTES 06 SECONDS WEST A DISTANCE OF 212.16 FEET ALONG SAID PROPOSED RIGHT-OF-WAY TO A POINT; THENCE ALONG A CURVE TO THE LEFT FOR AN AC LENGTH OF 484.95 FEET, HAVING A RA-DIUS OF 1103.96 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 58 DEGREES 14 MINUTES 02 SECONDS WEST, FOR A DIS-TANCE OF 481.06 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 58 DEGREES 14 MINUTES 02 SECONDS WEST, FOR A DIS-TANCE OF 481.06 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 45 DEGREES 14 MINUTES 04 SECONDS WEST, FOR A DIS-TANCE OF 33.47 FEET ALONG A CURVE TO THE LEFT FOR AN ARC LENGTH OF 33.47 FEET, HAVING A RA-DIUS OF 7288.97 FEET, BING SUBTENDED BY A CHORD BEARING SOUTH 45 DEGREES 31 MINUTES 04 SECONDS WEST, FOR A DIS-TANCE OF 33.47 FEET ALONG SAID PRO-POSED RIGHT-OF-WAY TO A PK NAIL FOUND, SAID PK NAIL FOUND, SAID PK NAIL FOUND, SAID PK NAIL BEING SUBTENDED BY A CHORD BEARING SOUTH 45 DEGREES 31 MINUTES 04 SECONDS WEST, FOR A DIS-TANCE OF 33.47 FEET ALONG SAID PRO-POSED RIGHT-OF-WAY TO A PK NAIL FOUND, SAID PK NAIL FOUND F BEGINNING; THENCE ALONG BEARING SUBTENDED BY A CHORD BEARING SUBTENDED when due and in the manner provided in the Note and Security Deed. Because the debt re-mains in default, this sale will be made for the purpage of paying the sole will be made for the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Win-trust Martgage, a divitrust Mortgage, a divi-sion of Barrington Bank Sion of Barringion bains & Trust Company, N.A. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Nationstar Mortgage, Nationstar Mortgage, LLC d/b/a Mr. Cooper is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. §44-14-162.2, Nationstor Mort-gage, LLC *d/b/a* Mr. Cooper may be contacted at: (833) 685-2565 or by writing to 350 Highland Drive, Lewisville, TX 75067. Please note that, pur-suant to O.C.G.A. §44-14-162.2, the secured credi-CHORD BEARING SOUTH 45 DEGREES 13 MINUTES 22 SECONDS WEST, FOR A DIS-TANCE OF 41.58 FEET TO A POINT; THENCE NORTH 30 DE-GREES 37 MINUTES 34 SECONDS WEST A DIS TANCE OF 593.38 FEET TO A 1" OPEN TOP PIPE FOUND; THENCE NORTH 59 DErequired to modify the amend or modify the terms of the loan. To the best knowledge and belief of the under-signed, the party/varties in possession of the sub-iect property known as 32% TUSCAN RIDGE DRIVE, SNELLVILLE, GA 30039 is/are: Kali Borders or tenant/ten-ants. Said property will be sold subject to (a) any PIPE FOUND; THENCE NORTH 59 DE-GREES 33 MINUTES 00 SECONDS EAST A DIS-TANCE OF 725.32 FEET TO A 1/2" REBAR FOUND: ants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might TANCE OF 723-32 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 42 DE-GREES 05 MINUTES 40 SECONDS EAST A DIS-TANCE OF 166.80 FEET TO A POINT; any matters which might be disclosed by an accu-rate survey and inspec-tion of the property, and (c) all matters of record

9075 Foreclosures THENCE ALONG A CURVE TO THE RIGHT FOR AN ARC LENGTH OF 145.04 FEET, HAV-ING A RADIUS OF 255.50 FEET, BEING SUBTENDED BY A CHORD

235.30 FEET, BEING SUBTENDED BY A CHORD BY A CHORD BEARING SOUTH 25 DEGREES 49 MINUTES 56 SECONDS EAST, FOR A DISTANCE OF 143.10 FEET TO A PK NAIL FOUND; THENCE SOUTH 59 DE-GREES 27 MINUTES 57 SECONDS WEST A DIS-TANCE OF 222.12 FEET TO A PK NAIL FOUND; THENCE NORTH 30 DE-GREES 27 MINUTES 03 SECONDS WEST A DIS-TANCE OF 65.43 FEET TO A PK NAIL FOUND; THENCE SOUTH 59 DE-GREES 27 MINUTES 57 SECONDS WEST A DIS-TANCE OF 375.36 FEET TO A PC 1375.36 FEET TO A POINT; THENCE NORTH 30 DE-GREES 27 MINUTES 03 SECONDS WEST A DIS-

GREES 27 MINUTES 03 SECONDS WEST A DIS-TANCE OF 5.00 FEET TO A PK NAIL FOUND; THENCE SOUTH 59 DE-GREES 32 MINUTES 57 SECONDS WEST A DIS-TANCE OF 107.88 FEET TO AN IPON PIN SET.

TANCE OF 107.88 FEET TO AN IRON PIN SET; THENCE SOUTH 30 DE-GREES 27 MINUTES 03 SECONDS EAST A DIS-TANCE OF 347.50 FEET TO A PK NAIL FOUND, SAID PK NAIL BEING THE GINNING. THE ABOVE DE-SCRIBED TRACT CON-SCRIBED TRACT CON-TAINS AN AREA OF 4.795 ACRES.

Commonly known as: 3740 Buford Drive, Bu-ford, Georgia 30519

ford, Georgia 30519 Together with all fix-tures and personal prop-erty attached to and con-stituting a part of said Property as referred to in the Security Deed and any exhibits thereto. Being improved property known as 3740 Buford Drive, Buford, Georgia 30519. The debt secured by the

Drive, Buford, Georgia 30519. The debt secured by the above Security Deed has been and is hereby de-clared due because of, among other possible events of defaults, fail-ure to pay the indebted-ness as and when due in the monner provided in the monner provided in the Mote and Security Deed. The debt de-scribed herein remaining in default, this sale will be made for the purpose of paying said debt and all expenses of this sale, as provided in the Securi-ty Deed and by law, in-cluding reasonable attor-neys fees, as provided for therein. The above-described Property will be said

The above-described Property will be sold subject to outstanding ad valorem taxes (including taxes which are a lien but not yet due and payable), matters which might be disclosed by an accurate survey and in-spection of the property, assessments, liens, en-cumbrances, zoning ordi-nances, restrictions, covenants, and any mat-ters of record superior to covenants, and any mat-ters of record superior to the above-referenced Se-curity Deed. To the best of the undersigneds knowledge, information, and belief, equitable title to the Property is held by Grantor and the current tenant CR Fitness Bu-ford, LLC has possession of the Property. The entity that has full

of the Property. The entity that has full authority to negotiate, amend, and modify all terms of the Note and Se-curity Deed is: CL-E CIB Loan Company, LLC, c/o Envoy Net Lease Part-ners, Attn: Eric Spokas, 1363 Shermer Road, Suite 309, Northbrook, Illinois 60062, telephone number: (847) 239-6966. The sale will be conduct-

(847) 239-6966. 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 by the holder of the Security Deed.

holder of the Deed. CL-E CIB Loan Compa-ny, LLC, as Agent and Attorney in Fact for Mat-tiace Buford Development Company II, LLC Patrick M. Sneed, Esq. Davis, Pickren, Seydel

9075 ments, liens, brances, zoning ordi-nances, restrictions, covenants, and matters

brunces, zoiming outputs nances, restrictions, covenants, and matters of record superior to the UCC Financing State-ment first set out above. To the best knowledge, and belief of the under-signed, the party in pos-session of the property is Wendy Loveioy, and Elizabeth Witter; and said property is more commonly known as 2908 Grey Moss Pass, Duluth, GA, 30097. The sale will be conducted subject to (1) confirmation that the sale is not prohibited un-der the U.S. Bankruptcy Code (2) final confirma-tion, and audit of the sta-tus of the debt with the holder of the UCC Fi-nancing Statement, and (3) any right of redemp-tion or other lien not ex-tinguished by fored(1). Grey Moss Statement file no: 067-2023-003443 7/5,12,19,26,2023

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Foreclosures

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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 DER-WIN SMITH to MORT-GAGE ELECTRONIC REGISTRATION SYS-TEMS. INC. AS gpn11 GAGE ELECTRONIC REGISTRATION SYS-TEMS, INC., AS GRANTEE, AS NOMI-NEE FOR TAYLOR FUNDING, INC., ITS SUCCESSORS AND AS-SIGNS, dated 0331/2022, and Recorded on 04/25/2022 as Book No. 59893 and Page No. 121, Georgia records, as last assigned to PENNYMAC LOAN SERVICES, LLC (the Secured Creditor), by assignment, convey-ing the after described property to secure a Note of even date in the original principal amount of \$522,508.00, with inter-est at the rate specified therein, there will be sold by the undersigned at the GWINNETT Coun-ty Courthouse within the lead hours of sale on the 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 LOT 129 OF THE 6TH DISTRICT, GWINNETT COUNTY GEORGIA, BEING LOT 131, BLOCK

LOT 129 OF THE 4TH DISTRICT, GWINNETT COUNTY GEORGIA, BEING LOT 131, BLOCK D OF BETHESDA PARK SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 153, PAGES 88 92, 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 secured by soid Deed to Secure Debt has been and is hereby de-clared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Se-cure Debt. Because the debt remains in default, this sale, as provided in the Deed to Secure Debt had bl law, including at-torneys fees (notice of in-tent to collect atforneys fees having been given). PENNYMAC LOAN SERVICES, LLC holds the duly endorsed Note and is the current as

tees having been given). PENNYMAC LOAN SERVICES, LLC holds the duly endorsed Note and is the current as-signee of the Security Deed to the property. PENNYMAC LOAN SERVICES, LLC, acting on behalf of and, as nec-essary, in consultation with PENNYMAC LOAN SERVICES, LLC (the current investor on the loan), is the entity with the full authority to nego-tiate, amend, and modify tiate, amend, and modify cill terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, PENNYMAC LOAN SERVICES, LLC may be contacted at: PENNYMAC LOAN SERVICES, LLC, 3043 TOWNSGATE ROAD, SUITE 200, WESTLAKE VILLAGE, CA 91361, 866 C49 3583. Please note that, pursuant to O.C.G.A. § 4414 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowl-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/freants. 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 payable), (b) any mat-ters 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, tex. The sale will be con-ducted subject to (1) con-firmation that the sele is ducted Subject that (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 O.C.G.A. Section 9 13 172.1, which allows for certain procedures re-garding the rescission of judicial 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 with the paragraph. PENNYMAC LOAN SERVICES, LLO as Attorney in Fact for DERWIN SMITH. THIS LAW FIRM IS ACTING AS A DEBT COLLECT TOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PUR-POSE. 0000009827858 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Ad GDP3038 gpn11 NOTICE OF SALE UNDER POWER Under and by virtue of the power of sale in that contain Deed to Secure Umage, Umage, Under dna by Virrue of the power of sale in that certain Deed to Secure Debt from CC Image, LLC, TOR CALO Holding LLC, TDL Capital Part-ners LLC, BCC Capital Partners LLC, GPL Capital Partners LLC, GPL Capital Partners LLC, GPL Capital Partners LLC, GPL Capital 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-

9075 Foreclosures ing declared the entire amount of said indebted-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 fract of parcel of land lying and being in Land Lot 53 of the 7th District, Gwinnett Coun-ty, Georgia, and being more particularly de-scribed as follows: Be-ginning at the point where the southwestern right-of-way of Azalea Drive (being a 60-foot right-of-way) intersects the northwesterly right-of-way of Georgia High-way of Georgia High-way of Georgia High-way of Georgia High-way of Georgia Usi the northwesterly right-of-way intersects and sit of the follow-ing calls; north 34 de grees 52 minutes 22 sec-onds; west a distance of 46.53 feet to a point; Thence north 32 degrees 46 minutes 25 seconds west a distance of 170.70 feet to a point; thence north 29 degrees 32 minutes 01 seconds west a distance of 256.57 feet to a point; thence north 29 degrees 39 minutes 15 seconds west a distance of 60.65 feet to an iron pin set; said iron pin being the TRUE POINT OF BE-GINNING; thence de-parting said right-of-way of Azalea Drive; thence north 29 degrees 31 minutes 12 seconds west a distance of 176.62 feet to an iron pin set; thence north 29 degrees 31 minutes 15 seconds east a distance of 176.62 feet to an iron pin set; thence north 29 degrees 31 minutes 22 seconds east a distance of 176.62 feet to an iron pin set; thence north 29 degrees 31 minutes 20 seconds east a distance of 176.62 feet to an iron pin found on the south-western right-of-way of Azalea Drive; thence along said right-of-way south 29 degrees 39 min-utes 15 seconds east a distance of 150.00 feet to the TRUE POINT OF BEGINNING. Said trace inthe roperty known as 1326 Azalea Drive;

homes in Gwinnett Coun-ty, Georgia and having tax parcel identification number R7053-075 Sam Stinnett, as manag-er of RLO Holding LLC, is the individual who has full authority to negoti-dte, amend and modify all terms of the Deed modify all terms of the Deed no 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 tord Dunwoody Rd NE #505, Allonta GA 30319. The property is being sold subject to: (a) any outstanding ad valorem taxes (including taxes 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 he property, and any as-sessments, liens, encum-brances, zoning ordi-nances, restrictions, covenants, and matters of record superior to the of record superior to the Deed to Secure Debt first

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 bulker of the Dond to the holder of the Deed to Secure Debt. Pursuant to O.C.G.A. § 9-13-172.1, which allows for certain procedures regard ing the 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 vided immediately above. 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 being sold as the proper-ty of CC Image LLC and/or KDS Partners LLC, and the proceeds of the sole will be applied to the payment of said in-debtedness, the expense of said sale, as provided in said deed, and the un-dersigned will execute a deed 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 199. THIS LAW FIRM IS ACTING AS A DEBT immediately vided above. ACTING AS A DEBT COLLECTOR AND IS ATTEMPTING TO COL-LECT A DEBT. ANY INFORMATION OB-TAINED WILL BE TAINED WILL BE USED FOR THAT PUR-POSE. For information concern-ing this sale contact: John Coleman, Esq. Coleman Law, LLC 675 Seminole Ave NE, Suite 302 Atlanta, Georgia 30307 Atlanta, Georgia 30307 Telephone: 404.974.4537 Facsimile: 404.592.6191 7:5,12,19,26,2023 Gpn11 gdp2470 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY By vieture COUNTY By virtue of a Power of Sale contained in that certain Security Deed from MARIA E DRAKE to MORTGAGE ELEC-TRONIC REGISTRA-TION SYSTEMS, INC., AS GRANTEE, AS NOM-INEE FOR HOME-WARD RESIDENTIAL, INC. ITS SUCCESSORS INEE FOR HOME-WARD RESIDENTIAL, INC, ITS SUCCESSORS AND ASSIGNS., dated December 4, 2018, recorded December 20, 2018, in Deed Book 56322, Page 00612, 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-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, said Security Deed having been last sold, assigned and transferred to NewRez LLC d/b/a Shell-point Mortgage Servic-ing, there will be sold at public outcry to the high-est bidder for cash at the 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:

9075 Foreclosures

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 PHASE B, AS PER PLAT RECORDED IN CONDOMINIUM PLAT BOOK 3, PAGES 24-26, 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, PAGES 224-258, GWIN-NETT COUNTY, GEOR-GIA RECORDS, WHICH DECLARATION MAY BE AMENDED FROM VHICH TERMS AND CONDITIONS ARE IN-CORPORATED HEREIN AND MADE A PART AD MADE A PART

Deed.

HEREOF BY REFER-ENCE. Said legal description be-ing controlling, however the property is more commonly known as 404 SPRINGBOTTOM CT, LAWRENCEVILLE, GA 30046. 30046.

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-ness remaining in de-fault, this sale will be made for the purpose of paying the same, all ex-penses of the sale, in-cluding attorneys fees (notice to collect same having been given) and all other payments pro-vided for under the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, war-ranty or recourse against the above-named or the sale

GREGORY STANIEWICZ

STANIEWICZ 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

Attorney Contact: Rubin

Attorney Contact: Rubin Lublin, LLC, 3145 Avalan Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. NAT-23-02553-1 Ad Run Dates 07/05/2023, 07/12/2023, 07/19/2023, 07/26/2023

Gpn11

the above-named or the 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 trying

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 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 MARIA E DRAKE, or tenants(s). The sale will be conduct-ed subject (11) 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 balder of the Security

GPN11 gdp NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Security Deed from DAISY REYES to MORTGAGE ELEC-TRONIC REGISTRA-TION SYSTEMS INC. AS GRANTEE, AS NOMI-NEE FOR SOUTHSTAR FUNDING, LLC, dated January 31, 2005, record-ed February 7, 2005, in Deed Book 41569, Page 0155, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Forty-Four Thousand Wine Hundred Fifty and 00/100 dollars (544,950.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and trans-solf, tus of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (al-though not required by law to do so) is: NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Ser-vicing, Loss Mitigation Dept., 75 Beattie Place Ste. 300, Greenville, SC 29601, Telephone Num-ber: 800-365-7107. 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. 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 USED FOR THAT PUR-POSE. LAND LOT 51 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 20, BLOCK I, THE SUM-MIT 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 30071 30071 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 Gpn11 gdp2471 NOTICE OF SALE UN-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 to Mortgage Electronic Registration Systems Inc., as grantee, as nomi-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-cired Seventy-Five Thoucipal 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, soid Security Deed having been last sold, assigned and trans-ferred to Nationstar Mortgage LLC, there will be sold at public outcry Anoning and the public outcry to the highest bidder for cash at the Gwinnett County Courthouse, with-in the legal hours of sale on the first Tuesday in August, 2023, all property described in said Securi-ty Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOTS 272 & 257 OF THE 7TH DISTRICT OF GWINNETT COUN-TY, GEORGIA, BEING LOT 78, BLOCK "A", 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 BROWING TR, SUG-ARHILL, GA 30518. The indebtedness se-cured by said Security Deed. The indebted ness remaining in de-fault, this sale will be made for the purpose of poying the same, all ex-penses of the sale, in-cluding attorneys fees (notice to collect same naving been given) and all other payments pro-vided for under the terms of the Security Decd. Deed. Said property will be sold on an as-is basis without any representation, war-ranty or recourse against the above-named or the

sold, assigned and frans-ferred to Wells Fargo Bank National Associa-tion, as Trustee for 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-house, within the legal hours of sale on the first Tuesday in August, 2023, all property described 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

PASS-THROUGH CER-TIFICATES, SERIES 2005-2 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 ordinances; undersigned. The sale as Attorney in Fact for as Attorney in Fact for DAISY REYES THE BELOW LAW FIRM MAY BE HELD TOLLECTOR, UNDER FEDERAL LAW. IF SO, ANY IN-FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE.

Foreclosures

9075

Foreclosures

Attorney Contact: Rubin Lublin, LLC, 3145 Avalon ordinances; assessments; liens; en-Ridge Place, Suite 100, Peachtree Corners, GA 30071

 30071
 Number:

 Telephone
 Number:

 (877)
 813-0992
 Case
 No.

 SPS-22-01016-4
 Ad Run Dates
 07/05/2023,
 07/19/2023,

 07/12/2023,
 07/19/2023,
 07/19/2023,
 07/19/2023,

Gpn11 gdp2473 STATE OF GEORGIA COUNTY OF GWIN-NETT

orainances; 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 confirma-tion and audit of the sta-tus of the loan with the holder of the Security Deed. NOTICE OF SALE UN-

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 Deed having been last sold, assigned, trans-ferred and conveyed to North American Savings Bank F.S.B. security Dead in the original prin-cipal amount of \$142,015.00, the holder thereof pursuant to said Deed and Note thereby The entity having full au-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: 888-480-2432/833-685-8389. Nothing in O.C.G.A. Section 44-14in O.C.G.A. Section 44-14-162.2 shall be construed 162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. NATIONSTAR MORT-GAGE LLC as Attorney in Fact for HELEN J STANIEWICZ, GREFGORY

thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said in-debtedness due and payable and, pursuant to the power of sale con-tained in said Deed, will on the first Tuesday, September 5, 2023, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash,

at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: All that certain parcel of land situate in the City of Georgia bounded and de-scribed as follows: All that tract or parcel of land lying and being in Land Lot 86 of the 7th District, Gwinnett Coun-ty Georgia, being Lot 39, Block B of Hearthstone Lake Subdivision. Unit Two, as shown on plat Page 87, Gwinnett Coun-ty, Georgia Records, which plat is incorporat-ed herein and made a part hereof by reference. Said property is known as 231 Allatoona Rodd, Lawrenceville, GA 30043,

Said property is known as 231 Allatoona Road, Lawrenceville, GA 30043, together with all fixtures and personal property at-tached to and constitut-ing a part of said proper-ty, if any. Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accu-tion of the property, any assessments, liens, en-cumbrances, zoning ordi-nances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebt-edness and all expenses of said sale as provided in said Deed, and the bal-tributed as provided by law.

tributed as provided by law. The sale will be conduct-ed subject (1) to confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirma-tion and audit of the sta-tus of the loan with the secured creditor.

ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COL-LECT A DEBT. ANY INFORMATION OB-TAINED WILL BE TAINED WILL BE USED FOR THAT PUR-POSE. 00000009837071
 POSE
 00000009837071

 BARRETT
 DAFFIN

 FRAPPIER TURNER &
 ENGEL, LLP 4004 BEIL

 Line Road, Suite 100 Ad dison, Texas 75001 Tele

 phone: (972) 341 5398.
 7/5 12 19 26 2023

GDP2939

GDP2939 gpn11 NOTICE OF SALE UNDER POWER IN DEED TO SECURE DEBT GEORGIA, GWINNETT COUNTY Because of the default in the payment of the in-debtedness secured by a Deed to Secure Debt exe-cuted by RC GROUP IN-VESTMENTS LLC to the ESTATE OF KAY cuted by RC GROUP IN-VESTMENTS LLC to the ESTATE OF KAY PEARL CARDEN GRANT, dated May 15, 2012, and recorded in Deed Book 51373, page 647, of the records of the Clerk of the Superior Court of Gwinnett Coun-ty, Georgia; said deed having been transferred to JAMES W. CARDEN by Assignment of Securi-ty Deed dated May 15, 2012, and recorded in Deed Book 51493, page 180, Gwinnett County Records; said deed hav-ing been modified by Modification of Deed to Secure Debt dated February 20, 2013, and recorded in Deed Book 5203, page 274, Gwinnett County Records; and said deed having been said deed having been last modified by Modifisaia deed noving been last modified by Modifi-cation Agreement dated February 15, 2019 and recorded in Deed Book 56580, page 130, Gwinnett County Records, JAMES W. CARDEN, pursuant to said deed and the note thereby secured, has de-clared the entire amount of said indebtedness due and payable and pur-suant to the power of sale contained in said deed will on the first Tuesday in August 2023, during the legal hours of sale at the Courthouse door in Gwinnett County, Georgia, sell at public outcry to the highest bid-der for cash the property described in said deed, towit:

der for cash the property described in said deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 174 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, CONTAIN-ING 2.0753 ACRES AC-CORDING TO A PLAT OF SURVEY PRE-PARED FOR KAY P. GRANT BY LANNES K. BURKHALTER, REGIS-TERED LAND SUR-VEYOR, DATED MARCH 17, 1995 AND RECORDED AT PLAT BOOK 66, PAGE 93-B, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLATISINCOR; WHICH PLAT IS INCOR PORATED HEREIN BY REFERENCE AND BE-ING MORE PARTICU-LARLY DESCRIBED AS

tor is not amend or

LARLY DESCRIBED AS FOLLOWS: TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT A POINT WHEN AN IRON ROD IS SET AT THE INTER-SECTION OF THE SOUTHWESTERLY

Davis, Pickren, seydel & Sneed, LLP 285 Peachtree Center Av-enue NE 2300 Marquis Two Tower Atlanta, Georgia 30303 Telephone: (404) 588-0305 Facsimile: (404) 582-8823 psneed@dpsslegal.com 7/5,12,19,26,2023 GDP 3001 GDP3001 gpn11 NOTICE OF FORECLO-SURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA NOTICE OF FORECLO-SURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA Un-der and by virtue of the POWER GWINNETT COUNTY, GEORGIA Un-der and by virtue of the Power of Sale contained in a UCC Financing Statement held by Edwin C. Freeman, filed, and recorded in the Gwinnett County, Georgia Records, on April 17, 2023 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia the after-described prop-erty to collect a debt in the amount of Four Mil-lion Fourteen Thousand Eighty Three Dollars and Sixty-Six Cents (\$4,014,083,66), 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 July 12, 2023, the follow-ing described property: July 12, 2023, the follow-ing described property: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 159 OF THE TTH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 705, BLOCK G, SUGAR-LOAF COUNTRY CLUB, POD 6B, AS PER PLAT LÖAF COUNTRY CLUB, POD 6B, AS PER PLAT RECORDED IN PLAT BOOK 91, PAGES 174 BOOK 91, PAGES 174 BOOK 91, PAGES 174 COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORAT-ED HEREIN AND BY THIS REFERENCE MADE A PART HERE-OF, WITH THE PHYSI-CAL ADRESS, 2908 GREY MOSS PASS, DU-LUTH, GA 30097. The debt secured by soid GREY MOSS PASS, DU-LUTH, GA 30097. The debt secured by said UCC Financing State-ment has been, and is hereby declared due be-cause of, among other possible events of de-fault, failure to pay the indebtedness as, and when due, and in the manner provided in the UCC Financing State-ment. The debt remain-ing in default, this sale will be made for the pur-pose of paying the same, and all expenses of this sale, as provided in UCC Financing Statement, and by law. The person having full authority to megotiate, amend or modify all terms of the debt (although not re-quired by law to do so) is: Edwin C. Freeman, he can be contacted at: 30215, to discuss possible alternatives to avoid foreclosure. Said proper-ty will be sold subject to foreclosure. Said proper-ty will be sold subject to any outstanding ad val-orem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey, and inspection of the property, any assess-

be in the possession of Ernest Hudson and Janet Watkins Hudson, successor in interest or tenant (s).

(s). North American Savings Bank F.S.B. as Attorney-in-Fact for Ernest A. Hudson and Janet Watkins Hudson File no. 23-080598 LOGS LEGAL GROUP LLP*

Attorneys and Counselors at Law 211 Perimeter Center

211 Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA 30346 (770) 220-2535/**CF_REFER-ENCE_INITIALS*** https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY IN-FORMATION OB-TAINED WILL BE USED FOR THAT PUR-

TAINED WILL BE USED FOR THAT PUR-POSE.

PLAT IS INCORPORAT-ED 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, 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 Securicause 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 came all as 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.

Deed. Said property will be sold 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 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 inspection of the proper-ty; all zoning ordinances; assestments: lians: an

ordinances; assessments; liens; enassessments; 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 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 cumbrances; restric U.S. Bankruptcy Code and (2) to final confirma-tion and audit of the sta-tus of the loan with the holder of the Security Deed. The entity having full au-thority to negatime.

thority to negotiate amend or modify al terms of the loan (al ootiate, fy all terms of the loan (di-though not required by law to do so) is: Select Portfolio Servicing, Inc., Loss Mitigation Dept., 3217 S. Decker Lake Dr., 3217 S. Decker Lake Dr., 3218 Cake City, UT 84119, Telephone Number: 888-818-6032. Nothing in O.C.G.A. Section 44-14-162.2 sholl be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.

instrument. WELLS FARGO BANK NATIONAL ASSOCIA-TION, AS TRUSTEE FOR SACO I TRUST 2005-2, MORTGAGE

07/26/2023 08/02/2023 08/09/2023 08/16/2023 08/23/2023 08/30/2023 Gpn11

06/28/2023

7/5/2023 7/12/2023 7/19/2023

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

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 5/327, Page 4, Gwinnett County, Geor-gia Records, subsequent-ly modified by a Loan Modification Agreement recorded January 3, 2020 in Book 5/155, Page 328 in the amount of Two Hundred Eightheen Thou-sand Three Hundred Eighth-Seven and 8/100 (\$218,387.81) Gwinnett County, Georgia Records, as last trans-County, Georgia Records, as last trans-ferred to U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acqui-sition Trust by assign-ment recorded on August 15, 2022 in Book 60142 Page 465 in the Office of Page 465 in the Office of the Clerk of Superior Court of Gwinnett Coun-ty, Georgia Records, conveying the after-de-scribed property to se-cure a Note in the origi-nal principal amount of Two Hundred Twenty-Five Thousand and 0/100 dollars (\$225,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courtcash before the court-house door of Gwinnett County, Georgia, within the legal hours of sale on August 1, 2023, the fol-lowing described proper-ty:

ALL THAT TRACT OR ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT NO. 69, OF THE 5TH 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,