Foreclosures

(847) 239-6966 The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan by the holder of the Security Deed CL-E CIB Loan Company, LLC, as Agent and Attorney in Fact for Mat-tiace Buford Development Company II, LLC Patrick M. Sneed, Esq.

Davis, Pickren, Seydel & Sneed, LLP 285 Peachtree Center Avenue NE 2300 Marquis Two Tower Atlanta, Georgia 30303 Telephone: (404) 588-0505 Facsimile: (404) 582-8823

7/5,12,19,26,2023 GDP3001

GDP3001
gpn11
NOTICE OF FORECLOSURE SALE UNDER
POWER GWINNETT
COUNTY, GEORGIA
NOTICE OF FORECLOSURE SALE UNDER
POWER GWINNETT
COUNTY, GEORGIA Under and by virtue of the
Power of Sale contained
in a UCC Financing
Statement held by Edwin
C. Freeman, filed, and

C. Freeman, filed, and recorded in the Gwinnett recorded in the Gwinnett County, Georgia Records, on April 17, 2023 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-described property to collect a debt in the amount of Four Million Fourteen Thousand Eighty Three Dollars and Sixty-Six Cents (\$4,014,083.66), there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on July 12, 2023, the following described property: July 12, 2023, the following 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, SUGARLOAF COUNTRY CLUB,
DOD 68 AS PER PI AT LOAF COUNTRY CLUB, POD 6B, AS PER PLAT RECORDED IN PLAT BOOK 91, PAGES 178, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND BY THIS REFERENCE MADE A PART HERE-OF, WITH THE PHYSICAL ADDRESS, 2908 GREY MOSS PASS, DULUTH, GA 30097. The debt secured by said

debt secured by said UCC Financing Statement has been, and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as, and when due, and in the manner provided in the UCC Financing Statement, and the manner provided in the UCC Financing Statement, and all expenses of this sale, as provided in UCC Financing Statement, and by law. The person having full authority to negotiate, amend or modify all terms of the debt (although not required by law to do so) is: Edwin C. Freeman, he can be contacted at: 347-841-1636, or by writing to: 370 Plainfield Street, Fayetteville, GA 30215, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem 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 matters of record superior to the UCC Financing State ment first set out dove. To the best knowledge, and belief of the undersigned, the party in possession of the praperty is

signed, the portry in possession of the property is wendy Loveiov, and Elizabeth Witter; and said property is more commonly known as 2908 Grey Moss Pass, Duluth, GA, 30097. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation, and audit of the status of the debt with the holder of the UCC Financing Statement, and (3) any right of redemption or other lien not extinguished by foreclosure. EDWIN C. FREEMAN, 370 Plainfield Sure. Freyetteville, GA 30215 347-841-1636 is holder of UCC Financing Statement file no: 067-2023-003443 2023-003443 7/5,12,19,26,2023 GDP3002

GDP3002
gpn11
Notice of Sale Under
Power. State of Georgia,
County of GWINNETT.
Under and by virtue of
the Power of Sale contained in a Deed to Secure Debt given by DERWIN SMITH to MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC., AS
GRANTEE, AS NOMINEE FOR TAYLOR
MORRISON HOME
FUNDING, INC., ITS
SUCCESSORS AND ASSIGNS, dated 03/31/2022,
and Recorded on
04/25/2022 as Book No.
59893 and Page No. 121,
GWINNETT County,
Georgia records, as last
assigned to PENNYMAC
LDAN SERVICES, LLC

Georgia records, as last assigned to PENNYMAC LOAN SERVICES, LC (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$522,508.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the GWINNETT County Courthouse within the legal hours of sale on the first Tuesday in August, 2023, the following described property: ALL

2023, the following described property: ALL
THAT TRACT OR PARCEL OF LAND LYING
AND BEING IN LAND
LOT 129 OF THE 6TH
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 SUPERIOR COURT OF GWINNET COUNTY, GEORGIA RECORDS, SAID
PLAT IS REFERRED
TO FOR A MORE COMPLETE DESCRIPTION.
The debt secured by said The debt secured by said been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the The debt secured by said the purpose of paying the

rine purpose or paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

Foreclosures PENNYMAC LOAN

PENNYMAC LOAN SERVICES, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. PENNYMAC LOAN SERVICES, LLC, acting on behalf of and, as necessary, in consultation with PENNYMAC LOAN SERVICES, LLC (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan.

the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, PENNY/MAC LOAN SERVICES, LLC may be contacted at: PENNY/MAC LOAN SERVICES, LLC, 3043 TOWNSGATE ROAD, SERVICES, LLC, 3043 TOWNSGATE ROAD, SUITE 200, WESTLAKE VILLAGE, CA 91361, 866 549 3583. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 3208 HIDDEN VALLEY CIRCLE, GEORGIA 30044 is/are cart/enant/enants. Said property will he sold suiheet to ant/tenants. Said proper-ty will be sold subject to

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 maters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the

tion and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for DERWIN SMITH. THIS LAW FIRM IS ACTING AS A DEBT COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000009827858 BARRETT DAFFIN

POSE. 00000009827858 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Ad-dison, Texas 75001 Tele-phone: (972) 341 5398. 7/5,12,19,26,2023 GDP3038

GDP3038
gpn11
NOTICE OF SALE
UNDER POWER
Under and by virtue of
the power of sale in that
certain Deed to Secure
Debt from CC Image,
LLC to RLO Holding
LLC, TDL Capital Partners LLC, GPL Capital
Partners LLC, GPL Capital
Partners LLC, GPL Capital
Partners LLC, GPL Capital
Partners LLC, GPL Capital
Partners LLC, Gound
at Gwinnett County Deed
Book 5998, Pages 199 and
dated May 3, 2022 in the
principal amount of
\$281,000.00, with late payment interest at the rate
specified therein, and because of the default in
the payment of indebtedness secured by said
Deed to Secure Debt,
RLO Holding LLC, having declared the end
mount of said indebtedness due and payable
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 Gwinnett County, Georgia,
sell at public outcry to
the highest bidder for
cash the following property described in the said
deed to wit:
All that tract of parcel of
land lying and being in

deed to WIT:
All that tract of parcel of land lying and being in Land Lot 53 of the 7th District, Gwinnett County District, Gwinnett County, Georgia, and being
more particularly described as follows: Beginning at the point
where the southwestern
right-of-way of Azalea
Drive (being a 60-foot
right-of-way) intersects
the northwesterly rightfloway of Georgia Highof-way of Georgia High-way No. 124 (being an 80-

not right-of-way; thence along said right-of-way of Azalea Drive the following calls; north 34 degrees 52 minutes 22 seconds; 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 30 degrees 46 minutes 48 seconds west a distance of 386.25 feet to a point; thence north 29 degrees 32 minutes 01 seconds west a distance of 256.59 feet to a point; thence north 29 degrees 32 minutes 01 seconds west a distance of 256.59 feet to a point; thence north 29 degrees 39 minutes 15 seconds west a distance of 256.59 feet to a point; thence north 29 degrees 39 minutes 15 seconds west a distance of 176.62 feet to an iron pin set; thence north 29 degrees 31 minutes 22 seconds west a distance of 176.62 feet to an iron pin set; thence north 29 degrees 39 minutes 15 seconds west a distance of 150.00 feet to an iron pin set; thence north 55 degrees 31 minutes 25 seconds west a distance of 150.00 feet to an iron pin found on the southwestern right-of-way of Azalea Drive; thence along said right-of-way south 29 degrees 39 minutes 15 seconds east a distance of 150.00 feet to an iron pin found on the southwestern right-of-way of Azalea Drive; thence along said right-of-way south 29 degrees 3 minutes 15 seconds east a distance of 150.00 feet to an iron pin found on the southwestern right-of-way of Azalea Drive; thence along said right-of-

tord Dunwoody Rd Mesos, and 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 constitute a lien against the property whether due and payable and which may not be of record; (c) the right of redemption of any taxing authority; (d) any matters which might be disclosed by an accurate survey and inspection of the property, and any assessments, liens, encum-

Foreclosures brances, zoning

nances, restrictions, covenants, and matters of record superior to the

of record superior to the Deed to Secure Debt first set out above. The sale is being conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Banruptcy Code and (2) final confirmation and audit of the loan with the holder of the Deed to Secure Debt. Pursuant the holder of the Deed to Secure Debt. Pursuant to O.C.G.A. § 9-13-172.1, which allows for certain rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

above.
Notice has been given of this foreclosure and of the intention to collect attorneys fees in accordance with the terms of the note at least 30 days prior to the scheduled sale by writing, sent certified return receipt mail and regular mail to the debtor. Said property is being sold as the property of CC Image LLC, and/or KDS Partners LLC, and the proceeds of the sale will be applied to the payment of said sine, as provided in said deed, and the undersigned will execute a deed to the purchaser as provided in the aforementioned Deed to Secure Debt, RLO Holding LLC, attorney in fact for CC Image LLC by virtue of that Deed to Secure 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 COLLECTOR AND IS ACTING AS A DEBT COLLECTOR MATION OBTAINED WILL BE USED FOR THAT PURPOSE.
For information concerning this sale contact: John Coleman, Esa. Coleman Law, LLC 675 Seminole Ave NE, Suite 302
Aftention and concerning this sale contact: John Coleman, Esa. Coleman Law, LLC 675 Seminole Ave NE, Suite 302
Aftention and colleman Coleman Coleman, Esa. Coleman Law, LLC 675 Seminole Ave NE, Suite 302
Aftention and colleman Coleman Coleman, Esa. Coleman Law, LLC 675 Seminole Ave NE, Suite 302
Aftention and colleman Coleman Co

Telephone: 404.974.4537 Facsimile: 404.592.6191 7:5,12,19,26,2023

GDP3610
gpn11
NOTICE OF SALE UNDER POWER STATE
OF GEORGIA COUNTY
OF GWINNETT Under OF GWINNETT Under and by virtue of the power of sale contained with that certain Security Deed dated September 16, 2005, from Cecelia A. Collins to Mortgage Electronic Registration Systems, Inc., as nominee for Acoustic Home Loans, LLC, recorded on October 20, 2005 in Deed Book 44946 at Page 0171 Gwinnett County, Georgia records, having been last sold, assigned, transgia records, having been last sold, assigned, transferred and conveyed to Wells Fargo Bank, National Association, successor by merger to Wells Fargo Bank Minnesota, National Association (formerly known as Norwest Bank Minnesota, National Association), not in its individual or

Norwest Bank Minnesota, National Association),
not in its individual or
banking capacity, bosisolely in its capacity as
Trustee for the Merrill
Lynch Mortgage Investors Trust, Series
2006-HEI by Assignment
and said Security Deed
having been given to secure a note dated
September 16, 2005, in
the amount of \$141,950.00,
and said Note being in
default, the undersigned
will sell at public outcry
during the legal hours of
sale before the door of
the courthouse of Gwinnett County, Georgia, on
September 5, 2023 the following described real
property (hereinafter referred to as the "Property"): ALL THAT TRACT
OR PARCEL OF LAND
LYING AND BEING IN
LAND LOT 137, 6TH DISTRICT, GWINNETT
COUNTY, GEORGIA
BEING KNOWN AS LOT
1, BLOCK C, UNIT 2,
HARMONY GROVE ESTATES SUBDIVISION,
AS PER

I, BLOCK, C, UNIT 2
HARMONY GROVE ES,
TATES SUBDIVISION,
AS PER PLAT
RECORDED AT PLAT
BOOK N PAGE 160,
GWINNETT COUNTY,
GEORGIA RECORDS,
SAID PLAT BEING INCORPORATED HEREIN
BY REFERENCE
THERETO. BEING IMPROVED PROPERTY
KNOWN AS 148 JENNIFER LANE ACCORDING TO THE PRESENT
SYSTEM OF NUMBERING IN GWINNETT SYSTEM OF NUMBER-ING IN GWINNETT COUNTY, GEORGIA. The debt secured by the security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security

be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property is Cecelia A. Collins. The property, being commonly known as 148 Jennonly k The property, being commonly known as 148 Jennifer Lane NW, Lilburn, GA, 30047 in Gwinnett County, will be sold as the property of Cecelia A. Collins, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and in-

would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to O.C.G.A. Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above described mortgage is as follows: Notionstar Mortgage LLC d/b/a Mr. Cooper, 8950 Cypress Waters Blyd, Coppell, TX 75019, 888-480-2432. The foregoing notwithstand-

ters Blvd, Coppell, TX
75019, 888-480-2432. The
foregoing notwithstanding, nothing in O.C.G.A.
Section 44-14-162.2 shall
require the secured creditor to negotiate, amend
or modify the terms of
the mortgage instrument. The sale will be
conducted subject (1) to
confirmation that the
sale is not prohibited under
U.S. Bankruptcy
code and (2) to final confirmation and audit of
the status of the loan
with the holder of the Security Deed. Albertelli with the holder of the Se-curity Deed. Albertelli Law Attorney for Wells Fargo Bank, National As-sociation, successor by merger to Wells Fargo Bank Minnesota, National Association (formerly known as Norwest Bank Minnesota, National As-Minnesota, National Association), not in its indi-vidual or banking capacity, but solely in its ca-pacity as Trustee for the Merrill Lynch Mortgage Investors Trust, Series 2006-HE1 as Attorney in Fact for Cecelia A. Collins 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242 By: Rohan Ru-pani For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR AT-

TEMPTING TO COL-LECT A DEBT. ANY IN-FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. - 22-006739 A 4789105 7:26;8:2,9,16,23,30,2023

Foreclosures

lect attorneys' fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property is Christopher P. Hensley. The property, being commonly known as 2343 Pine Stream Ct, Lawrenceville, GA, 30043 in Gwinnett County, will be sold as the property of Christopher P. Hensley, subject to any outstanding ad valorem taxes (including taxes which are GDP3612 NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF GWINNETT Under and by virtue of the power of sale contained with that certain Security Deed dated September 13, 2021, from Ursula Johnson-Randle to Mortagge Electronic Registration Systems, Inc., as nominee for CalCon Mutual Mortagge LLC, recorded on September 23, 2021 in Deed Book 59216 at Page 00730 Gwinnett County, Georgia records, having been last sold, assigned, transferred and conveyed to CalCon Mutual Mortagge LLC dba One Trust Home Loans by Assignement and said Security Deed having been given to secure a note dated September 13, 2021 in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Gwinnett County, Georgia, on September 5, 2023 the following described real property (hereinafter referred to as the "Property"): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 152 OF THE STH LAND DISTRICT, GWINNETT COUNTY, CEORCIA cluding faxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to Do.C.G.A. Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above described mortgage is as follows: Nationstar Mortgage LLC dh/a Mr. Cooper, 8950 Cypress Worters Blvd, Coppell, TX 75019, 888-480-2432. The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcode and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. Albertelli Law Attorney for Nationstar Mortgage LLC as Attorney in Fact for Christopher P. Hensley 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242 By: Rohan Rupani For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR AT

STH LAND DISTRICT,
GWINNETT COUNTY,
GEORGIA, BEING
KNOWN AND DESIGNATED AS LOT 27,
BLOCK C, UNIT TWO
OF THE WHEAT
AS PER THAT OF SAID
SUBDIVISION RECORDED IN PLAT BOOK 87,
PAGES 18-19, GWINNETT COUNTY, GEORGIA RECORDS, WHICH
PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A
PART HEREOF. 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

7:26;8:2,9,16,23,30,2023 GDP3673 gpn11 Notice of Sale Under Power Georgia, Gwinnett

752, aforesaid records and as last transferred to

possible events of dequalt, failure to make the
payments as required by
the terms of the Note.
The debt remaining is in
default and this sale will
be made for the purposes
of paying the Security
Deed, accrued interest,
and all expenses of the
sale, including attorneys'
fees. Notice of intention
to collect attorneys' fees.
Notice of intention
to collect attorneys' fees.
Notice of intention
to collect attorneys' fees.
Notice of intention
to collect attorneys' fees.
Notice of intention
to collect attorneys' fees.
Notice of intention
to collect attorneys' fees
has been given as provided by law. To the best of
the undersigned's knowledge, the person(s) in
possession of the property is Ursula JohnsonRandle. The property
being commonly known
as 1503 Sweet Branch
Trail, Grayson, GA, 30017
in Gwinnett County, will
be sold as the property of
Ursula Johnson-Randle,
subiect to any outstanding ad valorem toxes (including toxes which are
a lien and not yet due
and payable), any matters affecting title to the a tien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, avenants, and matters ments, liens, encum-brances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to 0.C.G.A. Section 44-162.2, 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 follows: Service Mac, LLC, 9726 Old Bailes

follows: Service Muc, LLC, 9726 Old Bailes Road, Suite 200, Fort Mill, SC 29707, 844-478-2622. The foregoing Mill, SC 29707, 844-478-2622. The foregoing notwithstanding, nothing in O.C.G.A. Section 41-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. Albertelli Law Attorney for Cal Con Mutual Mortgage LLC dba One Trust Home Laans as Attorney in Fact for Ursul John-

Carrington Mortgage Services, LLC by Assignment recorded in Deed Book 53264, Page 750, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$222,130.00, with interest of the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in September, 2023, to wit: September, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 185 of the 5th District, Gwinnett County, Georgia, being Lot 24, Block B, Unit 6, Chandler Woods Estates Subdivision, as per plat thereof recorded in Plat Book 110, Pages 22-23, Gwinnett County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description.

The improvements thereto being known as 567 Cattail I lyes Road, Lawrenceville, GA 30045 The debt secured by soid Deed to Secure Debt his Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Home Loans as Attorney in Fact for Ursula Johnson-Randle 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242 By: Rohan Rupani For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO TOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. - 23-006578 A-7:26;8:2,9,16,23,30,2023 GDP3629

same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including at torneys fees (notice of intent to collect attorneys fees having been given). Said property is commonly known as 567 Cattail Ives Road, Lawrenceville, GA 30045, together with all fixtures and personal property attached to and constituting a part of NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF GWINNETT Under and by virtue of the power of sale contained with that certain Security Deed data constituting a part of said property. To the best knowledge and beer of sole continende with that certain Security Deed dared October 22, 2016, from Christopher P. Hensley to Mortgage Electronic Registration Systems, Inc., as nominee for Nationstar Mortgage LLC, recorded on November 22, 2016 in Deed Book 54748 at Page 533 Gwinnett County, Georgia records, having been last sold, assigned, transferred and conveyed to Nationstar Mortgage LLC by Assignment and said Security Deed having been given to secure a note dated October 22, 2016, in the amount of \$105,500.00, and said Note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Gwinnett County, Georgia, on September 5, 2023 the following described real property (hereinafter referred to as the "Property"): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 106, OF THE THE DISTRICT, GWINNETT COUNTY, GEORGIA, BEING: LOT 36, BLOCK C, HUNT RIDGE SUBDIVISION, UNIT TWO, AS PER PLAT THEREOR RECORDED IN PLAT BOOK 15, PAGE 266, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT AND LEGAL DESCRIPTION THEREON ARE INOORTHEREON ARE INOORTHEREON

events of default, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all

lief of the undersigned, the party (or parties) in possession of the subject property is (are): Hugo Santillana or tenant or tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not ilmited to, assessments, ilens, encumbrances, covenants, etc.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the security deed.

Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of iudicial and non-judicial sales in the Deed Under Power and other foreclosure decured the learn and the tenants of the learn security deed. mation and audit of the status of the loan as provided in the preceding paragraph.
Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortage with the debtor is:
Carrington Mortgage Services, LLC
Attention: Loss Mitigation Department 1600 South Douglass Road, Suite 200-A
Anaheim, CA 92806

Foreclosures 9075 Foreclosures expenses of the sale, in-cluding attorneys' fees. Notice of intention to collect attorneys' fees has

The foregoing notwith-standing, nothing in OC.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend or modify the terms of the Deed to Se-cure Debt described herein. This sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically instrument, specifically being Carrington Mortgage Services, LLC Services, LLC
as attorney in fact for
Hugo Santillana
Maner, Martin &
Brunavs, LLC
180 Interstate N Parkway, Suite 200
Atlanta, GA 30339
404.252.6385
THIS LAW FIDAM IS 404.252.6385
THIS LAW FIRM IS
ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY
INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.
MRECI4 291 MBFC16-381

7: 26;8: 2,9,16,23,30,2023 GDP3824 gpp324
gpn11
NOTICE OF SALE UNDER POWER STATE
OF GEORGIA COUNTY
OF GWINNETT Under
and by virtue of the power of sale contained with
that certain Security
Deed dated June 24, 2005,
from Braut B garber Deed dated June 24, 2005, from Brant B. Barber and Kimotha R. Barber to First Franklin A Division of Nat. City Bank of In, recorded on August 12, 2005 in Deed Book 43973 at Page 239 Gwinnett County, Georgia records, having been lat sold, assigned, transferred and conveyed to Deutsche Bank National Trust Company, as ferred and conveyed to Deutsche Bank National Trust Company, as Trustee for FFMLT Trust 2005-FF8, Mortagge Pass-Through Certificates, Series 2005-FF8 by Assignment and said Security Deed having been given to secure a note dated June 24, 2005, in the amount of \$274,320.00, and said Note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Gwinnett County, Georgia, on September 5, 2023 the following described real property (hereinafter referred to as the "Property"): ALL THAT TRACT OR PARCEL OF LAND LYING TEMPTING TO COL-LECT A DEBT. ANY IN-FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. - 22-010976 A-4790602 CEL OF LAND LYING AND BEING IN LAND LOT 314 OF THE 6TH DISTRICT, GWINNETT Georgia, Gwinnett
County
Under and by virtue of
the Power of Sale contained in a Deed to Secure Debt given by Hugo
Santillana to Mortsage
Electronic Registration
Systems, Inc. ("MERS")
as nominee for Taylor,
Bean & Whitaker Mortgage Corp., dated June
23, 2009, and recorded in
Deed Book 49619, Page
559, Gwinnett County,
Georgia records, having
been modified at Deed
Book 52801, Page 486;
Deed Book 53830, Page
649; Deed Book 53194,
Page 827; Deed Book
56361, Page 642; and
Deed Book 59631, Page
752, aforesale records LOI 314 OF THE 511
DISTRICT, GWINNETT
COUNTY, GEORGIA,
BEING LOT 4, BLOCK
F, SPALDING CORNERS SUBDIVISION,
UNIT III, AS PER PLAT
BOOK 9, PAGE 153,
GWINNETT COUNTY,
GEORGIA RECORDS,
WHICH RECORDED
PLAT IS INCORPORATED HEREIN BY THIS
REFERENCE AND
MADE A PART OF THIS
DESCRIPTION. SAID
PROPERTY BEING
KNOWN AS 3993 GLEN
MEADOW DRIVE, ACCORDING TO THE
PRESENT SYSTEM OF
NUMBERING HOUSES
IN GWINNETT COUNTY, GEORGIA. The debt
secured by the Security

TY, GEORGIA. The debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given as provided by law. To the best of the undersigned's knowledge. been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property are Brant B. Barber and Kim Otha R. Barber. The property, being commonly known as 3993 Glen Meadow Dr. Norcross, GA, 30092 in Gwinnett County, will be sold as the property of Brant B. Barber and Kim Otha R. Barber and Kim Otha R. Barber, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting tile to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to O.C.G.A. Section 44-14-162.2, the name, address and telephone number of

terms of the mortgage instrument.
NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE 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 INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071
Telephone Number:
(877) 813-8992 Case No. 162.2, the name, address and telephone number of 162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above described mortgage is as follows: Specialized Loan Servicing, LLC, 8742 Lucent Blvd Suite 300, Highlands Ranch, CO, 80129, 720-241-7251. The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the lagurents and the lagurents and the lagurents and the lagurents.

GEDRGIA, GWINNETI
COUNTY
BY virtue of a Power of Sale contained in that certain Security Deed from HELEN STANIEWICZ and GREGORY F STANIEWICZ to Mortgage Electronic Registration Systems as grantee as nomi-Inc., as grantee, as nomi-nee for Home America Inc., as grantee, as nominee 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 principal amount of One Hundred Seventy-Five Thousand Nine Hundred Fifty and 00/100 dollars (\$175,950.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Nationstar Mortgage LLC, there will be sold at public outcry to the highest bidder for code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. Albertelli Low Attorney for Deutsche Bank National Trust Company, as Trustee for FFMLT Trust 2005- FF8, Mortgage Pass-Through Certificates, Series 2005-FF8 as Attorney in Fact for Brant B. Barber and Kim Otha R. Barber 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242 By: Rohan Rupani For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT.

COLLECT A DEBT.
ANY INFORMATION
OBTAINED WILL BE
USED FOR THAT PURPOSE. - 23-006816 A4791005 Gpn11
gdp2470

NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
By virtue of a Power of
Sale contoined in that
certain Security Deed
from MARIA E DRAKE
TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.,
AS GRANTEE, AS NOMINEE FOR HOMEWARD 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 principal amount of One Hundred Fourteen Thousand
One Hundred and 00/100
follars (S1114.100.00). with

7:26;8:2,9,16,23,30,2023

Gpn11

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 lost 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 Gwinnett County Court-Gwinnett County Court-house, within the legal hours of sale on the first Tuesday in August, 2023, all property described in said Security Deed in-cluding but not limited to the following described property:

Foreclosures

9075

Property:

ALL THAT TRACT OR PARCEL OF LAND LY P NETT COUNTY, GEOR-GIA RECORDS, WHICH DECLARATION MAY BE AMENDED FROM TIME TO TIME AND WHICH TERMS AND CONDITIONS ARE IN-CORPORATED HEREIN AND MADE A PART HEREOF BY REFER-ENCE. Said lead description be-

Said legal description besaid legal description being controlling, however
the property is more
commonly known as 404
SPRINGBOTTOM CT,
LAWRENCEVILLE, GA

LAWRENCEVILLE, GA 30046.
The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.
Said property will be sold on an as-is basis without on an as-is basis without any representation, war-ranty or recourse against

30071 Telephone Number: (877) 813-0992 Case No. NAT-23-02553-1 Ad Run Dates 07/12/2023, 07/12/2023, 07/26/2023

any representation, warranty or recourse against
the above-named or the
undersigned. The sale
will also be subject to the
following items which
may affect the title: any
outstanding ad valorem
taxes (including taxes
which are a lien, whether
or not now due and
payable); the right of redemption of any taxing
authority; matters which
would be disclosed by an
inspection of the property; all zoning
ordinances;
assessments; liens; encumbrances; restrictions; covenants, and
any other matters of
record superior to said
security Deed.
To the best of the knowledge and belief of the undersigned, the owner and
party in possession of the
property is MARIA E
DRAKE, or tenants(s).
The sale will be conducted subject (1) to confirmation that the sale is
not prohibited under the
U.S. Bankruptcy Code
and (2) to final confirmation and audit of the sta-U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security

holder of the Security Deed.
The entity having full authority to negotiate, amend or modify all terms of the loan (alterms of the loan (alterms of the loan (alterms of the solid by law to do so) is: NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing, Loss Mitigation Shellpoint Mortgage Servicing, Loss Mitigation Dept., 75 Beathie Place Ste. 300, Greenville, SC 29601, Telephone Number: 800-365-7107. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, mend. or modify the amend, or modify the terms of the mortgage

(877) 813-0992 Case No. SHP-22-02341-16 Ad Run Dates 07/05/2023, 07/12/2023, 07/26/2023

Gpn11 gdp2471 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT

to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in August, 2023, all property described in said Security Deed including but not limited to the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 272 & 257 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 78, BLOCK "A", PHASE I, SECRET COVE SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 42, PAGE 132, GWINNETT COUNTY, GEORGIA, BEING LOT 15 INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. Said legal description being controlling, however the property is more commonly known as 4545 BROWNING TR, SUGARHILL, GA 30518. The indebtedness cured by said Security Deed has been and is hereby declared due because of default under the ferms of said Security Deed. The indebtedness remaining in declard the ferms of said Security Deed. The indebtedness remaining in declard the ferms of said Security Deed. The indebtedness remaining in declard the ferms of said Security Deed. The indebtedness remaining in declard the ferms of said Security Deed. The indebtedness remaining in declard the ferms of said Security Deed. The indebtedness remaining in declard the ferms of said Security Deed. The indebtedness remaining in declard the ferms of said Security Deed. The indebtedness remaining in declard the ferms of said Security Deed. The indebtedness remaining in declard the ferms of said Security Deed. The indebtedness remaining in declard the ferms of said Security Deed. The indebtedness remaining in declard the ferms of said Security Deed. The indebtedness remaining in declard the ferms of said Security Deed. The indebtedness remaining in declard the ferms of said Security Deed. The indebtedness remaining in declard the ferms of said Security Deed.

LOSS LEGAL GROUP
LIP*
Attorneys and Counselors
of Law
211 Perimeter Center
Parkway, N.E., Suite 130
Atlanta, GA 30346
(770) 2002535/***CF_REFERENCE_INITIALS***
https://www.logs.com/
*THE LAW FIRM IS
ACTING AS A DEBT
COLLECTOR. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. POSE. 06/28/2023 7/5/2023 7/12/2023 7/19/2023 07/26/2023

08/02/2023 08/09/2023 08/16/2023 08/30/2023

9075 Foreclosures cluding attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security

9075

Foreclosures

Gpn11
sdp2474
NOTICE OF FORECLOSURE SALE UNDER
POWER
GWINNETT COUNTY,
GEORGIA
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Bettie George
to Wells Fargo Bank,
N.A, dated May 20, 2016,
and recorded in Deed
Book 54327, Page 4,
Gwinnett County, Georgia Records, subsequently modified by a Loan
Modification Agreement
recorded January 3, 2020
in Book 57155, Page 328
in the amount of Two
Hundred Eighteen Thousand Three Hundred
Eighty-Seven and 81/100
(\$218,387.81) Gwinnett
County, Georgia
Records, as last transferred to U.S. Bank Trust
National Association, on
in its individual capacity
but solely as owner
trustee for RCF 2 Acquisition Trust by assignment recorded on August
15, 2022 in Book 60142
Page 465 in the Office of
the Clerk of Superior
Court of Gwinnett County, Georgia Records,
conveving the after-described property to secure a Note in the original principal amount of
two Hundred TwentyFive Thousand and 0/100
dollars (8225,000.00), with
interest thereon as set
forth therein, there will
be sold at public outcry
to the highest bidder for
cash before the courthouse door of Gwinnett
County, Georgia, within
the legal hours of sale on
August 1, 2023, the following described property-

August 1, 2023, the following described property:

ALL THAT TRACT OR
PARCEL OF LAND LYING AND BEING IN
LAND LOT NO. 69, OF
THE 6TH DISTRICT, OF
GWINNETT COUNTY,
GEORGIA, BEING 1.289
ACRES, MORE OR
LESS, AS PER PLAT
RECORDED IN PLAT
RECORDED IN PLAT
BOOK 33, PAGE 305,
GWINNETT COUNTY,
GEORGIA RECORDS,
WHICH PLAT IS HEREBY ADOPTED AND
MADE A PART HEREOF BY REFERENCE
THERETO FOR A
MORE COMPLETE DESCRIPTION OF SAID
PROPERTY. SAID
PROPERTY BEING IMPROVED PROPERTY

PROPERTY BEING MAP
PROVED PROPERTY
NOW OR FORMERLY
KNOWN AS 1514
HEWATT ROAD, ACCORDING TO THE
PRESENT SYSTEM OF
NUMBERING IN GWINNETT COUNTY, GEORGIA.
BEING THE SAME
PROPERTY AS THAT
CONVEYED BY LIMITED WARRANTY DEED
DATED JUNE 11, 2010,

terms of the Security Deed. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and which are a hen, 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; ty; all ordinances;

ty; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is HELEN JSTANIEWICZ, GREGORY F STANIEWICZ, or tenants(s).

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.

Deed.

Deed.
The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Nationstar Mortgage LLC, Loss Mitigation Dept. 8950 Cypress Waters Blvd, Coppell, TX 75019, Telephone Number: 888-480-2432/833-685-8589. 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, GREGORY FSTANIEWICZ

REEGN STANIEWICZ,
FRANIEWICZ
THE BELOW LAW
FIRM MAY BE HELD
TO BE ACTING AS A
DEBT COLLECTOR,
UNDER FEDERAL
LAW. IF SO, ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSF

POSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA

Gpn11 gdp2473 STATE OF GEORGIA COUNTY OF GWIN-NETT NOTICE OF SALE UN-DER POWER Because of a default un-der the terms of the Se-curity Deed executed by

DATED JUNE 11, 2010, FROM RWPO V, LLC TO CONSTRANCE SPROSSEL. ANE SECORDED JUNE 24, 2010, AT DEED BOOK 50135, PAGE 569, GWINNETT COUNTY, GEORGIA RECORDS. The debt secured by soid Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the hote and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including aftorneys fees (notice of intent to collect aftorneys fees having been given). The entity having full actions or modify all terms of the loan (although not required by law to do so) is: Selene Finance they can be contacted at (877) 735-3637 for Loss Mitigation Dept, or by writing to 350 lolympus Boulevard, 5 th Floor, Suite 500, Coppell, Texas 75019, to discuss possible alternatives to avoid foreclosure. Said property will be sold subiect to any outstanding ad valorem taxes (incurity Deed executed by Ernest A. Hudson and Janet Watkins Hudson to

cluding taxes which are a lien, but not yet due and payable), any mat-ters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters

nances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Arthur Andrew George or tenant(s); and said property is more commonly known as 1514 Hewatt Rd Sw, Lilburn, GA 30047. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure. as 231 Allatoona Road,
Lawrenceville, GA 30043,
together with all fixtures
and personal property attached to and constituting a part of said property, if any.
Said property will be sold
subject to any outstanding ad valorem taxes (including taxes which are
a lien, whether or not
now due and payable),
the right of redemption
of any taxing authority,
any matters which might
be disclosed by an accurate survey and inspecsure. U.S. Bank Trust National Ü.S. Bank Trust National
Association, not in its individual capacity but
solely as owner trustee
for RCF 2 Acquisition
Trust as Attorney in Fact
for Bettie George.
Brock & Scott, PLLC
4360 Chamblee Dunwoody Road
Suite 310

rate survey and inspec-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 Atlanta, GA 30341 404-789-2661 B&S file no.: 23-10272 07/05/2023 07/12/2023 07/19/2023 07/26/2023

Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the sta-GPN11

GPN11

GPN11

GPN12

GPN12

GPN12

NOTICE OF SALE UNDER POWER

GEORGIA, GWINNETT

COUNTY

Under and by virtue of
the Power of Sale contained in a Security Deed
given by Anne Sullivan to
Wells Fargo Bank, N.A.,
dated September 23, 2010,
recorded in Deed Book

S0306, Page 281, Gwinnett

County, Georgia

and (2) to final confirma-tion and audit of the sta-tus of the loan with the secured creditor. The property is or may be in the possession of Ernest Hudson and Janet Watkins Hudson, succes-sor in interest or tenant (s) 50306, Page 281, Gwinnett County, Georgia Records, as last transferred to Specialized Loan Servicing LLC by assignment recorded in Deed Book 59665, Page 138, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of (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* cure a Note in the original principal amount of EIGHTY-EIGHT THOU-SAND AND 0/100 DOL-LARS (\$88,000.00), with inferest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in August, 2023, the following described property:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the