9056 Trade Name

Sworn to and Subscribed

before me This 19th day of July, 2023

9066

GDP3952

-s- Shavon Gillies Notary Public or Deputy Clerk

8/9,16,2023

GDP4086

GDP4086 gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00761 Personally appeared the undersigned who on oath deposes and says that: Miyagi Wash Peachtree Business, LLC. 335 Creek Point Alpharetta, GA 30004 is/are doing busi-ness in Gwinnett County, Georgia under the Name of: TRADENAME: Trail Hand Wash Peachtree 4050 Holcomb Bridge Peachtree Corners, GA 30092 (trade name ad-dress is in Gwinnett County) and the nature of the business is: Car wash and Detailing -s-Alia Rasheed

-s- Alia Rasheed Sworn to and Subscribed before me This 13 day of July, 2023 -s- Kelly Piatty Notary Public or Deputy Clerk 9075

8/9,16,2023

9065

GDP-3887 GPN-11 NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PUR-POSE. Planning Commission

POSE.

GDP3623

GDP3623 gpn16 The City of Buford Plan-ning and Zoning Board will meet on Tuesday, August 8, 2023 at 7:00 p.m. and the Buford City Commission will meet on Tuesday, September 5, 2023 at 7:00 p.m. at Bu-ford City Hall, 2300 Buford, Georgia 30518 to consider a special use permit requested is to allow mo-torcycle sales and ser-vice. 7:19.26:8:2.9.16.23.2023 POSE. Under and by virtue of the Power of Sale con-tained in a Security Deed given by Chant Hat-savongsa to Mortgage Electronic Registration Systems, Inc. as nominee for NetBank, dated November 18, 2004, and November 18, 2004, and recorded in Deed Book 40930, Page 88, Gwinnett recorded in Deed Book 40930, Page 88, Gwinnett County, Georgia Records, as last trans-ferred to U.S. Bank Trust National Association, as Trustee of the Cabana Series III Trust by as-signment recorded in Deed Book 57077, Page 819 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, con-veying the after-de-scribed property to se-cure a Note in the origi-nal principal amount of neh undred seventy-two thousand dollars and 00/100 (\$172,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for County, Georgia, within the legal hours of sale on September 5, 2023, the following described prop-erty: ALL THAT TRACT OR 7:19,26;8:2,9,16,23,2023

GDP3633

GDP3633 gpn13 The City of Buford Plan-ning and Zoning Board will meet on Tuesday, August 8, 2023 at 7:00 p.m. and the Buford City Commission will meet on Tuesday, September 5, 2023 at 7:00 p.m. at Bu-ford City Hall, 2300 Bu-ford Hishway, Buford, Georgia 30518 to consider a special use permit at a special use permit at 3829 Buford Drive for Capitalist Ventures, Inc. The special use permit requested is to allow a drive-thru restaurant. 7:19,26;8:2,9,16,23,30,2023

Zoning 9066

GDP3944

Golowing described prop-erly: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 152 OF THE TTH DISTRICT, GWIN-NETT COUNTY GEOR-GIA, BEING LOT 60, BLOCK A, PHASE III, PEACHTREE MANOR SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 68, PAGE 49, GWINNETT COUN-TY RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. GDP3944 gpn13 The City of Buford Zon-ing Board of Appeals will meet on Monday, August 21, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a variance request at 5435 Shadburn Ferry Road for Justin Jones. The variance requested is to allow a fence in the front yard. 8:2,9,16,2023

REFERENCE. The debt secured by said Security Deed has been GDP3945 GDP3945 gpn13 The City of Buford Zon-ing Board of Appeals will meet on Monday, August 21, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a variance request at 603 Church Street for Mickey Miller. The variance re-quested is to allow a fence within the front 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 Mone and Security Deed. The debt remaining in default, this sale will be made for the purpose of d is to allow a within the front

GDP3946

GDP3946 gpn13 The City of Buford Zon-ing Board of Appeals will meet on Monday, August 21, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a variance request at 540 Clover Drive for 7B

defoult, 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, includ-ing attorney's fees (no-tice of intent to collect attorney's fees having been given). Your mortgage servicer can be contacted at 800-603-0836 - Loss Mitigation Dept., or by writing to SN Servicing Corporation (Servicer). 323 Fifth (Servicer), 323 Fifth Street, Eureka, CA 95501, to discuss possible alteratives to avoid toreclo Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due

Zoning 9075 Foreclosures GDP3952 gpn13 The City of Buford Zon-ing Board of Appeals will meet on Monday, August 21, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a variance request at 1671 Horizon Parkway for DI Development, LLC. The variance re-quested is to eliminate the requirement for in-ter-parcel access. 8:2,9,16,2023 September 5, 2023 the following described real property (hereinafter re-

GDP3954 gpn3 The City of Buford Zon-ing Board of Appeals will meet on Monday, August 21, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a variance request at 960 Gainesville Highway for MGJ Trading, LLC. The variance requested is to allow retaining walls in the front yard. 8:2,9,16,2023 Foreclosures

8:2,9,16,2023 GDP3954

September 5, 2023 line foi-lowing described real property (hereinafter re-ferred to as the "Proper-ty"): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 137, 6TH DIS-TRICT, GWINNETT COUNTY, GEORGIA, BEING KNOWN AS LOT 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 IN-CORPORATED HEREIN BY REFERENCE THERETO. BEING IN-CORPORATED HEREIN BY REFERENCE THERETO. BEING IN-SYSTEM OF NUMBER-ING TO THE PRESENT SYSTEM OF NUMBER-ING IN GWINNETT COUNTY, GEORGIA. The debt secured by the Security Deed and evi-denced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of de-fault, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will

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. May be a specific to the sale including dby law. To the best of the undersigned's knowl-edge, the person(s) in passession of the proper-ty is Cecelia A. Collins. The property, being com-monly known as 148 Jen-nifer 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 ti-tle to the property wid in-spection thereof, and all

The to the property Which would be disclosed by ac-curate survey and in-spection thereof, and all assessments, liens, en-cumbrances, restric-tions, covenants, and matters of record to the Security Deed. Pursuant to O.C.G.A. Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above de-scribed mortgage is as follows: Nationstar Mort-gage LLC d/b/a Mo-ters Bivd, Coppell, TX 75019, 888-480-2432. The foregoing. notwithstandregoing notwithstand-ing, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured cred-itor to negotiate, amend or modify the terms of the mortgage instru-ment. The sale will be conducted subject (1) to confirmation that the sale is not prohibited un-der U.S. Bankruptcy code and (2) to final con-firmation and audit of the status of the loan with the holder of the Se-curity Deed. Albertelli Law Attorney for Wells Fargo Bank, National As-sociation, successor by merger to Wells Fargo Bank Minnesota, National As-sociation, not in its indi-vidual or banking capaci-ty, but solely in its ca-pacity as Truste for the Merrill Lynch Mortgage Investors Trust, Series 2006-HEI as Attorney in Fact for Cecelia A. Collins 100 Galleria Park-way, Suite 960 Atlanto, GA 3039 Phone: (770) 37-4242 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

4789105 7:26;8:2,9,16,23,30,2023

GDP3612

the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above de-certibed metagers in ac terms of the above de-scribed mortgage is as follows: Service Mac, LLC, 9726 Old Bailes Road, Suite 200, Fort Mill, SC 29707, 844-478-2622. The foregoing in O.C.G.A. Section 44-14-162.2 shall require the se-cured creditor to negoti-ate, amend or modify the terms of the mortgage cured creditor to negoti-ate, amend or modify the terms of the mortsage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited un-der U.S. Bankruptcy code and (2) to final con-firmation and audit of the status of the loan with the holder of the Se-curity Deed. Albertelli Law Attorney for Cal Con Mutual Mortgage LLC dba One Trust Home Loans as Attorney in Fact for Ursula John-son-Randle 100 Galleria Parkway, Suite 960 At-lanta, GA 30339 Phone: (770) 373-4242 By: Rohan Rupani For the Firm THIS FIRM IS ACTING AS A DEBT COLLEC-TOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PUR-POSE. - 23-006578 A-4789094 7:26;8:2,9,16,23,30,2023 7:26;8:2,9,16,23,30,2023 GDP3672

Foreclosures

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gyn11 GWINNETT COUNTY NOTICE OF SALE UNDER POWER THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMAITON OBTAINED WILL BE USED FOR THAT PUR-POSE. By virtue of the power of sale contained in that certain Security Deed from Laras Trucks, Inc. to Westlake Capital Fi-nance, LLC, dated De-cember 14, 2021, filed for record December 15, 2021, and recorded in Deed Book 39515, Page 00563, Gwinnett County, Georgia Records, and Se-curity Deed having been given to secure a Promissory Note dated December 14, 2021, in the original principal sum of Two Hundred Twenty Thousand Dollars (\$220,000.0), with inter-est from date at the rate stated in the Notice on the unpaid balance until paid, and the Note being in default, there will be sold by the undersigned at public outcry during the legal hours of sale to the highest bidder for cash before the Court-house door at Gwinett County, Georgia, on September 5, 2023, the Following described real property (the Property) ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND DETIAG, BEING LOT 53, BLOCK G, OAKDALE WOODS SUBDIVISION, UNIT TWO AS PER PLAT RECORDED IN PLAT BOCK V, PAGE 5, GWINNETT COUNTY, GEORS, WINNETT COUNTY, GEORS, WINNETT COUNTY, GEORS, GWINNETT COUNTY, GEORS, WINNETT COUNTY, GEORS, WHICH PLAT IS HERE-BY REFERRED TO AND MADE A PART OF THIS DESCRIPTION. LESS AND EXCEPT THAT PORTION OF THE ABOVE LAND CONVEYED TO THE DEPARTMENT OF TRANSPORTATION IN DEPARTMENT OF TRANSPORTATION DEPARTMENT OF TRANSPORTATION IN DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DEED DATED MAY 11, 1987 RECORDED MAY 19, 1987 IN BOOK 4313, PAGE 83, GWINNETT COUNTY, GEORGIA RECORDS, WHICH DEED IS HEREBY RE-FERRED TO AND MADE A PART OF THIS DESCRIPTION. The debt secured by the Secu-rity Deed and evidenced by the Note and has been, and is hereby, de-clared due and payable because of, among other possible events of de-fault, 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 provid-ed by law. To the best of the undersigneds knowl-edge the person in pos-session of the property is Laras Trucks, Inc. The property being com-monly known as **899 Grayson Highway**, Lawrenceville **G**A 30046 monly known as 899 Grayson Highway, Lawrenceville, GA 30046 in Gwinnett County will be sold as the property of Laras Trucks, Inc., sub-Luius Trocks, file, sub-ject to any outstanding ad valorem taxes (in-cluding taxes which are and payable), any mat-ters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assess-ments, liens, encum-brances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to O.C.G.A. Section 44-14-162.2, the name, address, and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above-de-scribed mortgage is as follows: Lowell Sandell, Westlake Capital Fi-nance, LLC 4751 Wilshire Blvd, Los Angeles, CA 90010, (323) 973-7414. The foregoing notwith-standing, nothing in O.C.G.A. Section 44-14-162.2 shall require the se-cured creditor to negoti-ate, amend or modify the terms of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the sole is not prohibited under U.S. Bankruptcy code and (2) to final con-firmation and audit of the status of the loan with the holder of the Se-curity Deved. with the holder of the Se-curity Deed. THIS LAW FIRM MAY BE ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION WILL BE USED FOR THAT PURPOSE. Rutherford Christie LLP Attorneys for Westlake Capital Finance, LLC as Attorney-in-Fact for Laras Trucks, Inc. 285 Peachtree Center Av-enue NE 285 Peachtree Center Av-enue NE Suite 1650 Atlanta, Georgia 30303 (404) 917-0446 - direct By: Jeffrey R. Scheese, Esq. 8/9,16,23,30,2023 GDP3673 gpn11 Notice of Sale Under Power Georgia, Gwinnett County Under and by virtue of the Power of Sale con-tained in a Deed to Se-cure Debt given by Hugo Santillana to Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Taylor, Bean & Whitaker Mort-gage Corp., dated June 23, 2009, and recorded in Deed Book 49619, Page 559, Gwinnett County, Georgia records, having been modified at Deed Book 53830, Page 486; Deed Book 53830, Page 649; Deed Book 55194, GDP3673

Page 827; Deed Book 56361, Page 642; and Deed Book 59631, Page Deed Book 59631, Page 752, aforesaid records and as last fransferred to Carrington Mortgage Services, LLC by Assign-ment recorded in Deed Book 53264, Page 750, Gwinnett County, Geor-gia records, conveying the after-described prop-erty to secure a Note of even date in the original principal amount of \$222,130.00, with interest at the rate specified \$222,130.00, with interest at 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 5, 2023, the following de-scribed property:

Foreclosures

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Foreclosures

PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUN-TY, GEORGIA. The debt

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3. J225, The following description of the second to a serve of the second to a second t

with the holder of the se-curity deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain proce-dures 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 in the preceding

status of the loan as pro-vided in the preceding paragraph. Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full au-thority to negotiate, amend and modify all terms of the mortgage with the debtor is: Carrington Mactange Carrington Services, LLC Mortgage Loss Mitiga-

secured by the Security Deed and evidenced by Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the payments as required by the terms of the Note. The debt re-maining is in default and this sale will be made for the purposes of paying this sale will be made for the purposes of paying the Security Deed, ac-crued interest, and all expenses of the sale, in-cluding attorneys' fees. Notice of intention to col-lect attorneys' fees has been given as provided by law. To the best of the undersigned's knowl-edge, the person(s) in by law. To the best of the undersigned's knowl-edge, the person(s) in possession of the proper-ty are Brant B. Barber and Kim Otha R. Barber. and Kim Otha R. Barber. The property, being com-monly known as 3993 Glen Meadow Dr, Nor-cross, GA, 30092 in Gwin-nett County, will be sold as the property of Brant B. 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 ti-le to the property which tle to the property which would be disclosed by ac-curate survey and inwould be disclosed by ac-curate survey and in-spection thereof, and all assessments, liens, en-cumbrances, restric-tions, covenants, and matters of record to the Security Deed. Pursuant to O.C.G.A. Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above de-scribed martgage is as follows: Specialized Loan Servicing, LLC, 8742 Lu-cent Blvd Suite 300, High-lands Ranch, CO, 80129, 720-241-7251. The forego-ing notwithstanding, nothing in O.C.G.A. Sec-tion 44-14-162.2 shall re-quire the secured credi-tor to negotiate, amend or modify the terms of the mortgage instru-ment. The sole will be conducted subject (1) to confirmation that the sale is not prohibited un-der U.S. Bankruptcy code and (2) to final con-firmation and audit of der U.S. Bankruptcy code and (2) to final con-firmation and audit of the status of the loan with the holder of the Se-curity Deed. Alberteill Law Attorney for Deutsche Bank National Trust Company, as Trustee for FFML Trust 2005- FF8, Mort-gage Pass-Through Cer-tificates, Series 2005-FF8 as Attorney in Fact for Brant B. Barber and Kim Otha R. Barber and Kim Otha R. Barber 100 Gal-leria Parkway, Suite 960 Atlanta, GA 30339 Phone. (770) 373-4242 By: Rohan Rupani For the Firm THIS FIRM IS ACTING AS A DEBT COLLEC-TOR ATTEMPTING TO COLLECT COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PUR-POSE. - 23-006816 A-4791095

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

GDP3958

GDP3958 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 Alberto Enrique Jaramillo to Mortgage Electronic Registration Systems, Inc., as nomi-nee for Bay Equity, LLC (the Secured Creditor), dated July 10, 2020, and Recorded on July 16, 2020 as Book No. 57658 and Page No. 294, Gwinnett County, Georgia records, conveying the after-de-scribed property to se-cure a Note of even date in the original principal amount of \$300,440.00, with interest at the rate specified therein, as last assigned to Carrington Mortgage Services, LLC by assignment that is or to be recorded in the Gwinnett County, Geor to be recorded in the Gwinnett County, Geor-Gwinnen County, Geor-gia 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 September, 2023, the fol-lowing described proper-ty: September, 2023, the following described proper-ty: All that Tract or Parcel of Land lying and being in GMD 1749, Gwinnett County, Georgia being Lot 15, Block A, Oak Book 60, Page 87, Gwin-nett County, Georgia Records, which plat is in-corporated herein and made a part of this de-scription. Tax ID: R3007B015 The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, foilure to pay the indebtedness as other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. Because the debt re-mains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Car-rington Mortgage Ser-vices, LLC holds the duly endorsed Note and is the property. Carrington Mortgage Services, LLC 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, Carrington Mortgage Services, LLC may be contacted at: 1-800-790-590 or by writing to 1600 South Douglass Road, Suite 110 and 200-A, Anaheim, CA 92806-S951.

Foreclosures

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Pursuant to O.C.G.A. §9-13-172.1, which allows for certain procedures re-garding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclo-sure documents may not be provided until final confirmation and audit of the status of the loan as provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Funds used at sale shall be in certified funds and payable to Bell Carring-on Price & Gregg, LLC. Carrington Mortgage Services, LLC as Attor-ney in Fact for Alberto Enrique Jaramillo. 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: 22-54843 8:2,9,16,23,30,2023

GDP3964

6127,10,25,30,2023 GDP3964 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 Nakitha Phillip to Mortgage Electronic Registration Systems, Inc., as nominee for City-worth Mortgage, LLC (the Secured Creditor), dated March 22, 2019, and Recorded on March 27, 2019 as Book No. 5489 and Page No. 518, Gwin-nett County, Georgia records, conveying the after-described property to secure a Note of even date in the original prin-cipal amount of \$201,288.00, with interest at the rate specified therein, as last assigned to Lakeview Loon Servic-ing, LLC by assignment that is or to be recorded in the Gwinnett County, Georgia Records, there will be sold by the underin 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 September, 2023, the fol-lowing described proper-ty.

lowing described proper-ty: All that tract or parcel of land lying and being in Land Lot 7 of the 5th Dis-trict of Gwinnett County, Georgia, being Lot 20, Block B, Hertford Woods Subdivision, Unit #1, as per plat recorded in Plat Book R, Page S1, Gwin-nett County, Georgia records, said plat being incorporated herein and made a part hereof by reference.

Take to pain letter by sold Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. Because the debt re-mains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Lakeview Loan Servic-ing, LLC holds the duly endorsed Note and is the current assignee of the security Deed to the property. Flagstar Bank, N.A. is the entity with the full authority to nego-tiate, amend, and modify all terms of the Ioan. Pursuant to O.C.G.A. §44-14-162.2, He secured credi-tor is not required to amend or modify the terms of the Ioan.

paid, there will be sold before the Courthouse door at Gwinnett County, Georgia, within the legal hours of sole on Septem-ber 05, 2023, the property described on Exhibit A attached hereto and in-corporated herein by this reference. The debt has been and is hereby de-clared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt, remaining in

payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of expenses of this sale, in-cluding attorneys fees. The individual or entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is. First Federal Bank. Please understand that the secured creditor is not required to negotiate, amend, or modify the terms of the mortgage instrument. Said property will be sold as-is without any repre-sentation, warranty, or recourse against the above named creditor or the undersigned, and sub-iect to any outstanding

the undersigned, and sub-ject to any outstanding ad valorem taxes and/or assessments, and arestric-tions of record, if any, having priority over this 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 Karen L Muc-ciaccio, and/or tenant(s).

property is Karen L Muc-ciaccio, and/or tenant(s). First Federal Bank, as Attorney-in-Fact for Karen L Mucciaccio, by its Attorney-in-Fact, Attorney Contact: Quintairos, Prieto, Wood & Boyer, P.A. 365 Northridge Rd, Suite 230

Atlanta, GA 30350 Email: Ga.foreclo-

Atlanta, GA 30350 Email: Ga.foreclo-sure@gpwblaw.com EXHIBITA THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF GWIN-NETT, STATE OF GEORGIA, AND IS DE-SCRIBED AS FOLLOWS: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN COUNTY, GEORGIA, BEING LOT 266, 6TH DIS-TRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 5, BLOCK B REGENCY PARK, UNIT 2, AS PER PLAT RECORDED AT PLAT BOOK 62, PAGE 32 GWINNETT COUNTY, GEORGIA AT RECORDO GEORGIA RECORDS WHICH PLAT IS INCOR-WHICH PLAT IS INCOR-PORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE. ALSO KNOWN AS: 3065 SCEPTER DR. DU-LUTH, GA 30096 8/9 16 23 30 2023

GDP3970

GDP3970 gpn11 This is an attempt to col-lect a debt and any infor-mation obtained will be used for that purpose. NOTICE OF SALE UN-DE DOWED

DER POWER GEORGIA, GWINNETT COUNTY Under and by virtue of Power of Sale contained in the Security Deed from Kani Rawchaa to Mortgage Electronic Registration Systems, Inc., as nominee for Home America Mort gage, Inc., dated May 24, 2007, filed for record Au-gust 13, 2007, recorded at Deed Book 48182, Page 649, Gwinnett County, Georgia Records, in the original principal amount of \$68,150.00 and later as-signed to 21st Mortgage Corporation via that cer-tain Assignment dated December 7, 2012 and filed for record on De-cember 21, 2012 in Deed Book 51880, Page 292 Gwinnett County, Geor-gia Records, together with a Promissory Note of equal date, with inter-est at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash, before the Courthouse Door at GWINNETT COUNTY, Georgia, with-in the legal hours of sale on the first TUESDAY in September, 2023, the fol-lowing described proper-ty:

ty Deed and Note, includ-ing, but not limited to, the nonpayment of the in-

Foreclosures 9075

GDP3971

Foreclosures

GDP3971 gpn11 This is an attempt to col-lect a debt and any infor-mation obtained will be used for that purpose. NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY Under and by virtue of Power of Sale contained in the Security Deed from Jacaueline Corley Graham, to 21st Mort-gage Corporation, dated July 3, 2007, filed for record at Deed Book 48089, Page 874, Gwinnett County, Georgia Records, in the original 48089, Page 874, Gwinnett County, Georgia Records, in the original principal amount of \$76,403.52, together with a Promissory Note of equal date, with interest at the rate specified therein, there will be therein, there will be sold by the undersigned at public outcry to the highest bidder for cash, before the Courthouse Door at GWINNETT COUNTY, Georgia, with-in the legal hours of sale on the first TUESDAY in September, 2023, the fol-lowing described proper-ty:

Jepfender, 2022, hie for lowing derscribed proper-ty: All that tract or parcel of land lying and being in Land Lot 305 of the 7th District, City of Sugar Hill, Gwinnett County, Georgia, and being Lot 8, Block A, Hillcrest Woods Subdivision, Phase I, as more particularly de-scribed on that certain Survey Plat dated Octo-ber, 1982, prepared by Thomas Woods and Asso-ciates, Registered Sur-Thomas Woods and Asso-ciates, Registered Surveyor, which plat is recorded in Plat Book 21, Page 13, Gwinnett Coun-ty, Georgia Records, said plat of survey is incorpo-rated herein by refer-ence for a more accurate and complete description of said property. Togeth-er with an immovable and permanent fixture attached thereto, 2007 28x56 Fleetwood Manu-factured Home, Model 28x56 Fleetwood Manu-factured Home, Model Eagle Trace Xtreme 4564E, Serial Nubmer(s) GAFL707AB56851-ER11 Said legal description is controlling; property ad-dress is commonly known a 1382 Craig Drive, Buford, GA 30518. Map and Parcel ID#: R7305-088 The indebtedness se-cured by said Security

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 and Note, includ-ing, but not limited to, the nonpayment of the in-debtedness as and when due. 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 and other payments provided for under the terms of the Security Deed and Note. Said property will be sold subject to the following items which may affect the title to said property; any out-standing taxes, including but not limited to, ad val-orem taxes, which con-stitute liens upon said property; special exses-ments; and all outstand-ing bills for public utili-ties which constitute liens upon said property; To the best of the knowl-edge and belief of the un-dersigned, the party in possession of the property is Jacqueline Corley Graham and /or tenant

(s). The sale will be conducted subject (1) to confir-mation that the sale is not prohibited under the United States Bankrupt-cy Code and (2) to final confirmation and audit of cy Coae and (2) to final confirmation and audit of the status of the loan with the holder of the Se-curity Deed. 21st Mort-age Corporation and its counsel are acting as debt collectors. Any in-formation obtained will be used for that purpose. 21st Mortgage Corpora-tion as Attorney-in-Fact for Jacqueline Corley Graham. For informa-tion on modifying or al-tering the loan or acquir-ing further information about this Security Deed: Contact: Jason Godwin Godwin Law Group 3985 Steve Reynolds Blvd, Bldg D Norcross, GA 30093 Dennoor 20 497 4492

Clove Drive for ZB Homes. The variance re-quested is to reduce the rear setback from 30 feet to 25 feet and to reduce the right side setback from 10 feet to 5 feet. 8:2,9.16.2003 8:2,9,16,2023

GDP3947

GDP3947 gpn13 The City of Buford Zon-ing Board of Appeals will meet on Monday, August 21, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a variance request at 545 Power Avenue for ZB Homes. The variance re-quested is to reduce the rear setback from 30 feet to 25 feet and to reduce the left side setback from 10 feet to 5 feet. 8:2,9,16,2023

GDP 3948

GDP3948 9pn13 The City of Buford Zon-ing Board of Appeals will meet on Monday, August 21, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a variance request on Peachtree Industrial Boulevard, being parcel 7.328-017, for Cecil Breedlove. The variance requested is to reduce the rear buffer from 75 feet to 4 feet and to re-duce the side buffer from 75 feet to 5 feet. 8:2,9,16,2023 8:2,9,16,2023

GDP3949

GDP3949 gpn13 The City of Buford Zon-ing Board of Appeals will meet on Monday, August 21, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a variance request at 2752 Peachtree Industrial Boulevard for Dale Brown. The variance re-quested is to reduce the left property line buffer from 75 feet to 5 feet, to reduce the left side set-back from 20 feet to 5 feet and to reduce the rear buffer from 75 feet to 40 feet. 8:2,9,16,2023

8:2,9,16,2023

GDP3950 gpn13 The City of Buford Zon-ing Board of Appeals will meet on Wednesday, Au-gust 21, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider Georgia 30518 to consider a variance request at 5459 Shadburn Ferry Road for Shadburn Ferry Properties, LLC. The variance requested is to reduce the road frontage from 100 feet to 40.23 feet for Tract #2. 8:2,9,16,2023

GDP3951

GDP3951 gpn13 The City of Buford Zon-ing Board of Appeals will meet on Monday, August 21, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a variance request at 2199 and 2201 East Mad-dox Road for Chris Brown. The variance re-quest is to reduce the dox Road for Chris Brown. The variance re-quest is to reduce the width of the shared driveway from 18 feet to 12 for a partice of 13 feet for a portion of the driveway from exist-ing conditions. 8:2,9,16,2023

and payable), any mat-ters which might be disters which might be dis-closed by an accurate survey and inspection of the property, any assess-ments, liens, encum-brances, zoning ordi-nances, restrictions, covenants, and matters of record superior to the Security Deed first set out above Security Deed first set out above. To the best knowledge and belief of the under-signed, the party in pos-session of the property is Chant Hatsavongsa; Kimberly Hatsavongsa; yor tenant(s); and said property is more com-monly known as 400 Manor Glen Drive, Suwa-nee, GA 30024. The sale will be conduct-ed subject (1) to confir-motion that the sale is not prohibited under the U.S., Bankruptcy code out above. To the h

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. 19321 US Highway 19 North, Suite 512, Clear-water, FL 33764 Phone: 727-474-9603 U.S. Bank Trust National

U.S. Bank Trust National Association, as Trustee of the Cabana Series III

Association, values of the Cabana Series III Trust as Attorney in Fact for Chant Hatsavonssa. Quinn Legal, P.A. 19321 US Hwy 19 N, Suite S12 Clearwater, FL 33764 Phone: (727) 474-9603 eservice@quinnlegal.com BY: /s/ Erin M. Rose Quinn Erin M. Rose Quinn, Esq. Georgia Bar Number 547833 8:9,16,23,30-2023

GDP3610

GDP3610 gpn11 NOTICE OF SALE UN-DER POWER STATE OF GEORGIA COUNTY OF GWINNETT Under and by virue of the pow-er of sale contained with that certain Security Deed dated September 16, 2005, from Cecelia A. Collins to Mortgage Elec-tronic Registration Sys-tems, Inc., as nominee for Acoustic Home Loans, LLC, recorded on tems, Inc., as nominee for Acoustic Home Loans, LLC, recorded on October 20, 2005 in Deed Book 44946 at Page 0171 Gwinnett County, Geor-gia records, having been last sold, assigned, trans-ferred and conveyed to Wells Fargo Bank, Na-tional Association, suc-cessor by merger to Wells Fargo Bank Min-nesota, National Associa-tion (formerly known as Norwest Bank Minneso-ta, National Association), not i, in is individual, or ta, National Association), not in its individual or banking capacity, but solely in its capacity as Trustee for the Merrill Lynch Mortgage In vestors Trust, Series 2006-HE1 by Assignment and said Security Deed having been given to se-cure a note dated having been given to se-cure 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 Gwin-nett County, Georgia, on

gpn11 NOTICE OF SALE UN-DER POWER STATE OF GEORGIA COUNTY OF GWINNETT Under OF GWINNETT Under and by virtue of the pow-er of sale contained with that certain Security Deed dated September 13, 2021, from Ursula Johnson-Randle to Mort-gage Electronic Regis-tration Systems, Inc., as nominee for CalCon Mu-tual Mortgage LLC, recorded on September 23, 2021 in Deed Book Sy216 at Page 00730 Gwin-nett County, Georgia Jorzio di Page Wirds Gwin-nett County, Georgia records, having been last sold, assigned, trans-ferred and conveyed to CalCon Mutual Mortgage LLC dba One Trust Home Loans by Assign-ment and said Security Deed having been given to secure a note dated September 13, 2021, in the amount of \$389,500.00, 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 Gwin-nett County, Georgia, on September 5, 2023 the fol-lowing described real property (hereinafter re-ferred to as the "Proper-ty"): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 152 OF THE SUBDIVISION RECORD DI N PLAT BOOK 87, PAGES 18-19, GWIN-NETT COUNTY, GEORGIA, BEING KNOWN AND DESIG-NATED AS LOT 27, BLOCK C, UNIT TWO OF THE WHEAT SUBDIVISION RECORD-ED IN PLAT BOOK 87, PAGES 18-19, GWIN-NETT COUNTY, GEOR-GIA RECORDS WHICH PLAT IS INCORPORAT-ED HEREIN BY REF-RENCE AND MADE A. PART HEREOF. The debt secured by the Scu-rity Deed and evidenced by the Note and has been, and is hereby, de-clarad dwa and averbia clared due and payable because of, among other because of, among other possible events of de-fault, 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 siven as provid. to collect attorneys' fees has been given as provid-ed by law. To the best of the undersigned's knowl-edge, the person(s) in possession of the proper-ty is Ursula Johnson-Randle. 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, be sold as the property of Ursula Johnson-Randle, subject to any outstand-ing ad valorem taxes (in-cluding taxes which are and payable), any mat-ters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assess-ments, liens, encum-brances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to 0.C.G.A. Section 44-14-162.2, the name, address and telephone number of

tion Department

Aftention: Loss Mitiga-tion Department 1600 South Douglass Road, Suite 200-A Anaheim, CA 92806 1-800-561-4567 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 being Corrigaton Martago

instrument, specifically being Carrington Mortgage Services, LLC as attorney in fact for Hugo Santillana Maner, Martin & Brunavs, LLC 180 Interstate N Park-way, Suite 200 Atlanta, GA 30339 404.252.6385 THIS LAW FIRM IS ATTIMUTO A 3333 Ad4.252.6385 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COL-LECT A DEBT. ANY INFORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. MBFC16-381 7:26.829 16 23 20 2023

7:26;8:2,9,16,23,30,2023 GDP3824

GDP3824 gpn11 NOTICE OF SALE UN-DER POWER STATE OF GEORGIA COUNTY OF GWINNETT Under and by virue of the pow-er of sale contained with that certain Security Deed dated June 24, 2005, from Brant B Barber from Brant B. Barber and Kimotha R. Barber to First Franklin A Diviand Kimotha R. Barber to First Franklin A Divi-sion of Nat. City Bank of In, recorded on August 12, 2005 in Deed Book 43973 at Page 239 Gwin-nett County, Georgia records, having been last sold, assigned, trans-ferred and conveyed to Deutsche Bank National Trust Company, as Trustee for FFMLI Trust 2005-FF8, Mort-gage Pass-Through Cer-tificates, 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 un-dersigned will sell at public outcry during the legal hours of sale before the door of the cour-ty, Georgia, on Septemthe door of the court-house of Gwinnett Coun-ty, Georgia, on Septem-ber 5, 2023 the following described real property (hereinafter referred to as the "Property"): ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 314 OF THE ATH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 4, BLOCK F, SPALDING COR-NERS SUBDIVISION, UNIT III, AS PER PLAT RECORDED IN PLAT BOOK 9, PAGE 153, GWINNETT COUNTY, GEORGIA RECORDED PLAT IS INCORPORAT-ED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION. SAID PROPERTY BEING KNOWN AS 3993 GLEN MEADOW DRIVE, AC-CORDING TO THE

A, Andheim, CA 22806-5951. Please note that, pur-suant to O.C.G.A. \$44-14-162.2, the secured credi-tor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the under-signed, the party/parties in possession of the sub-ject property known as 2085 OAKPOINTE COURT, BUFORD, GA

In posession on the source of the property known as 2085 OAKPOINTE COURT, BUFORD, GA 30519 is/are: Alberto Enrique Jaramillo and Kason Jaramillo ar tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superity and the Security Deed first set out above, including, but not limited to, assessments, liens, encumbrances, azoning ordinances, easements, restrictions, covenants, etc.

The sale will be conduct-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.

armend or modify the terms of the loan. To the best knowledge and belief of the under-signed, the party/parties in possession of the sub-ject property known as 2284 SUSSEX COURT, SNELLVILE, GA 30078 is/are: Nakitha Phillip or tenant/tenants. Said property will be sold sub-ing ad valorem taxes (in-cluding 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 superi-or to the Security Deed first set out above, in-cluding, but not yet. New Systems, liens, encumbrances, zoning ordinances, easements, ty: ALL THAT TRACT OR PARCEL OF LAND ly-ing and being in Land Lot 125 of the 5th District of Gwinnett County, ordinances, easements, restrictions, covenants,

Lot 125 of the 5th District of Gwinnett County, Georgia, being Lot 39, Block A of Langley Farms, Phase One, as per plat recorded in Plat Book 117, Page 29-30, Gwinnett County records, which plat is in-corporated herein and made a part hereof by reference. Said legal description is controlling; property ad-dress is commonly known as 820 Langley Farms Drive, Loganville, Georgia 30052. Map and Parcel ID#: R5125-225 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 and Note, includ-ing but not limited to 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.

holder of the security deed. Pursuant to O.C.G.A. §9-13-172.1, which allows for certain procedures re-garding the rescission of judicial and perjudicial garding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclo-sure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph.

The status of the load as provided in the preceding paragraph. Funds used at sale shall be in certified funds and payable to Bell Carring-ton Price & Gregg, LLC. Lakeview Load Servici-ing, LLC as Attorney in Fact for Nakitha Phillip. 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: 23-54727 8:2,9,16,23,30,2023 the onpayment of the in-debtedness as and when due. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the terms of the Security Deed and Note. Said property will be sold subject to the following items which may affect the title to said property: all zoning ordinances; matters which would be disclosed by an accurate survey or by inspection of the property; any out-standing taxes, including but not limited to, ad val-orem taxes, which coil

GDP3969

GDP3969 gpn11 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT TEMPTING TO COL-LECT A DEBT. ANY INFORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. POSE. By virtue of the power of

but not limited to, ad val-orem taxes, which con-stitute liens upon said property; special assess-ments; and all outstand-ing bills for public utili-ties which constitute liens upon said property; To the best of the knowl-edge and belief of the un-dersigned, the party in possession of the proper-ty is Kani Rawchaa and / or tenant(s). possession of the proper-ty is Kani Rawchaa and / or tenant(s). The sale will be conduct-ed subject (1) to confir-mation that the sale is not prohibited under the United States Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Se-curity Deed. 21st Mort gage Corporation and its counsel are acting as debt collectors. Any in-formation obtained will be used for that purpose. 21st Mortgage Corpora-tion as Attorney-in-Fact for Kani Rawchaa. For information on modifying or altering the loan or acquiring further infor-mation about this Securi-ty Deed: By virtue of the power of sale contained in that certain Security Deed from Karen L Mucciac-cio, to Mortgage Elec-tronic Registration Sys-tems Inc. as Nominee for CBC National Bank Mortgage, a Division of First Federal Bank dated January 8, 2021 filed for record February 25, 2021, and recorded in Deed record February 25, 2021, and recorded in Deed Book 58419, at Page 282 Gwinnett County, Geor-gia Records, and last as-signed to, by Assignment First Federal Bank of Se-curity Deed recorded on June 21, 2023, in Deed Book 60654 at Page 402, Gwinnett County, Geor-gia Records, said Security Deed having been givmation about this Securi-ty Dead: Contact: Jason Godwin Godwin Law Group 3985 Steve Reynolds Blvd, Bldg D Norcross, GA 30093 Phone: 470-427-2683 Email: igodwin@godwin-lawgroup.com ______ gia Records, said Securi-ty Deed having been giv-en to secure a Note dated January 8, 2021 in the original principal sum of One Hundred Sixty Thou-sand and 00/100 and and 00/100 (\$160,000.00), with inter-est from date at the rate stated in said Note on the unpaid balance until

Norcross, GA 30093 Phone: 470-427-2683 Email: jgodwin@godwin-lawgroup.com 8/9 16 23 30 2023

GDP4029

8/9 16 23 30 2023 GDP4029 gpn11 T5 # 2023-06133-GA Notice Of Sale Under Power Georgia, Gwinnett Coun-ty Under and by virtue of the Power of Sale con-tained in that certain Se-curity Deed given by Charlita July Flowers, single woman to Mort-agge Electronic Regis-tration Systems, Inc., as Grantor, as nominee for Everett Financial, Inc. D/B/A Supreme Lending, its successors and as-signs, dated 6/14/2019, and decorded on 6/19/2019, in Deed Book 56673, Page 00572, Gwinnett County, Georgia records, as last assigned to Freedom Mortgage Corporation by assignment recorded on 3/23/2021 in Deed Book 58527, Page 00406, The subject Security Deed was modified by Loan Modification recorded as Book \$9781 Page 00533 and recorded or poerty to secure a Note in the original principal amount of \$314,105.00, with inter-est thereon as provides original principal amount of \$314,105.00, with inter-est thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the Court-house door of Gwinnett County, Georgia, within the legal hours of sale on 9/5/023, the following de-scribed property: All That Tract Or Parcel Of Land Lying And Being In Land Lot 96, 5th District, Gwinnett County, Geor-gia, Being Lot 27, Block C, Butler Springs Subdi-vision, Unit III, As Per Plat Recorded In Plat Book 90, Page 274, Gwin-nett County, Georgia Records, Which Record-ed Plat Is Incorporated Herein By Reference And Made A Part Of This Description... Said property is pro-perty is reamond. Herein By Reference And Made A Part Of This Description. Said prop-erty is commonly known as 1407 Abbie Kilgore Way Loganville, GA 30052. The indebtedness secured by said Security Deed 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 Mote and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of the sale, as provided in the Security Deed and by law, includ-ing attorneys' fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not re-quired by law to do so) is: Freedom Mortgoge Corporation, Attention: Loss Mitigation Depart-ment, 10500 Kincaid Drive Fishers, IN 46037.