Foreclosures

9075

the secured creditor to negotiate, amend, or modify the terms of the security instrument. 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), any matters which might be disclosed by an accurate survey and inspections. rate survey and inspec-tion of the property, any assessments, liens, enroom of the property, and ssessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any other matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party(ies) in possession of the property is (are) Charlita July Flowers or tenant(s) or other occupants. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptc. Code, (2) final confirmation and audit of the status of the loan with the tion and audit of the sta-tus of the loan with the holder of the Security Deed, and (3) any right of redemption or other lien not extinguished by foreclosure. The sale is conducted on behalf of the secured creditor un-der the power of sale granted in the aforemen-tioned security instru-ment, specifically being Freedom Mortgage Cor-poration as Attorney in Freedom Mortgage Corporation as Attorney in Fact for Charlita July Flowers. Nestor Solutions, LLC 2850 Redhill Avenue, Suite 240, Santa Ana, California 92705, (888) 403-4115, TS # 2023-06153-GA For sale information, visit: https://www.nestortruste.com/sales-information.om/sales-information.com/or call (888) 902com or call (888) 902-3989.

8/9 16 23 30, 2023 GDP4102

GDP4102
gpn11
Notice of Sale Under
Power
Georgia,
Gwinnett County
Under and by virtue of
the Power of Sale contained in a Deed to Secure Debt given by
Veronica Berry to Mortgage Electronic Registration Systems, Inc.
("MERS") as nominee
for Encore Credit Corp.,
dated September 26, 2006,
and recorded in Deed
Book 47110, Page 275,
Gwinnett County, Georgia records, as last
transferred to U.S. Bank,
N.A., successor trustee
to LaSalle Bank Nottional
Association, on behalf of To Lasalie Bank National
Association, on behalf of
the holders of Bear
Stearns Asset Backed Securities 1 Trust 2006HE10, Asset-Backed Certificates Series 2006-HE10
by Assignment recorded
in Deed Book 51946, Page
775 Gwinpett County by Assignment recorded in Deed Book S1946, Page 775, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$530,100.00, 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, to wit: September 5, 2023, the following described property:
All that tract or parcel of land lying and being in Land Lot 54 of the 5th District, Gwinnett County, Georgia, being Lot 7, Black Colleges and support the county, Georgia, being Lot 7, Black Colleges and property.

District, Gwinnett County, Georgia, being Lot 7, Block 6, Havenstone Subdivision, Phase 4, as per plat recorded in Plat Book 111, Page 209, and revised plat recorded in Plat Book 115, Page 239, Gwinnett County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description. Said property being known as property being known as 960 Cranbrook Glen Lane according to the present

system of numbering houses in Gwinnett Coun-ty, Georgia. The debt secured by said Deed to Secure Debt has been and is hereby clared due because among other poss among other possible events of default, failure 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 the Deed to Secure Debt and by law, including atand by law, including attorneys fees (notice of intent to collect attorneys tent to collect attorneys sees having been given). Said property is commonly known as 960. Cranbrook Glen Lane, Snellville, GA 30078, together with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or

edge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Veronica Berry 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 tion of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, itens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc.

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.A. Section 9-13-172.1; and (3) final confirmation and audit of the status of the loan with the holder of the security deed.

curity deed.
Pursuant to O.C.G.A.
Section 9-13-172.1, which allows for certain procedures regarding the dures regarding the rescission of judicial and nonjudicial 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 in the preceding vided in the preceding paragraph.

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 mortgage
with the debtor is:
Select Portfolio Servicing, Inc.

Attention: Loss Mitigation Department
3217 S. Decker Lake

All Standard Record of the Control o creditor to negotiate, amend or modify the terms of the Deed to Se-cure Debt described 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

U.S. Bank Trust Company, National Association, as Trustee successor-in-interest to U.S. Bank NA

Foreclosures

9075

Foreclosures

Section 9-13-172.1, which

allows for certain procedures regarding the rescission of judicial and

9075

interest to U.S. Bank NA successor trustee to LoSalle Bank NA on behalf of holders of Bear Stearns Asset Backed Securities | Trust 2006-HE10 Asset-Backed Certificates Series 2006-HE10 as attorney in fact for Veronica Berry Richard B. Maner, P.C. 180 Interstate N Parkway, Suite 200 Atlanta, GA 30339 Atlanta, GA 30339
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.
FC15-023
8:9,16,23,30,2023

8:9,16,23,30,2023 GDP4104

right-of-way) and the centerline of Paper Mill Road; THENCE along said centerline of Paper Mill Road; THENCE along said centerline of Paper Mill Road North 43 degrees 35 minutes 21 seconds West for a distance of 151.98 feet to a point on the aforesaid centerline, THENCE leaving said centerline North 45 degrees 50 minutes 02 seconds East for a distance of 40.00 feet to a point on the northerly right-of-way of Paper Mill Road, being marked by a 1/2 rebar set; said point being the TRUE POINT of BEGINNING. THENCE traveling on said right-of-way North 43 degrees 35 minutes 21 seconds West for a distance of 166.28 feet to a point; THENCE continuing on said right-of-way along a curve to the left having a radius of 638.67 feet and an arc length of 22.19 feet, being subtend-

along a curve to the left having a radius of 538.67 feet and an arc length of 22.19 feet, being subtended by a chord of North 44 degrees 35 minutes 04 seconds West for a distance of 22.19 feet to a point, said point being marked by a 1/2 rebar set; THENCE leaving said right-of-way North 64 degrees 36 minutes 01 seconds East for a distance of 119.54 feet to a point, said point being a 1/2 rebar set; THENCE North 45 degrees 50 minutes 02 seconds East for a distance of 233.74 feet to a point, said point being a 1/2 rebar set; thence south 86 degrees 03 minutes 55 seconds East for a distance of 131.37 feet to a point, said point being a 1/2 rebar set; THENCE South

131.3/ teet to a point, said point being a 1/2 rebar set; THENCE South 44 degrees 09 minutes 58 seconds East for a distance of 52.21 feet to a point, said point being a 1/2 rebar set; THENCE South 45 degrees 50 minutes (2) seconds West for

utes 02 seconds West for a distance of 436.17 feet to a 1/2 rebar set on the

to a 1/2 rebar set on the aforesaid northerly right-of-way of Paper Mill Road, said point being the TRUE POINT OF BEGINNING. Said property contains 1.451 acres and is shown on the survey for Alexander Mills L.P., prepared by Precision Planning Inc., dated 05/06/02.

Inc., dated 05/06/02.
LESS AND EXCEPT:
All rights, title and interest in favor of Municipal
Electric Authority of
Georgia for property described in Award of the
Special Master RE: In
Rem Condemnation Proceeding, Civil Action Tile
Number 98A3298 styled
Municipal Electric Au-

Municipal Electric Authority of Georgia vs. 0.075 acres and Brenda

0.075 acres and Brenda Cagle Reynolds, et al., filed 06/02/98 and recorded in Deed Book 19016, Page 0113, Gwinnett Co. Records.
Parcel ID Number: R5179 533.
Subject to any Easements or Restrictions of Record.

The debt secured by said

Deed to Secure Debt has been and is hereby de-

peea 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
the Deed to Secure Debt
and by law, including attorneys fees (notice of intent to collect aftorneys
fees having been given).
Said property is commonly known as 192 Paper Mill Road,
Lawrenceville,

Lawrenceville, GA 30046, together with all fixtures and personal property attached to and

property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): International Property Co Adewale Owomoyela and Tappe Owomoyela as

Tope Owomoyela and members and/or guarantors or tenant or tenants.

tors 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

superior to the Deed to Secure Debt first set out

above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc.

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; and (3) final confirmation and audit of the status of the loan with the holder of the security deed.
Pursuant to O.C.G.A.

Inc., dated 05/06/02.

dures regarding the rescission of judicial and nonjudicial 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 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 madify all terms of the mortgage with the debtor is: SkyBeam Capital, LLC Attention: Loss Mitigation Department 3225 Cumberland Blvd, Suite 100 Atlanta, GA 30339 404-793-2323 404-793-2323
The foregoing notwithstanding, nothing in
OC.G.A. Section 44-14162.2 shall be construed
to require the secured
to require the secured
creditor to negotiate,
amend or modify the
terms of the Deed to Secure Debt described
herein.
This sale is conducted on GDP4104
gpn11
Notice of Sale Under Power
Georgia, Gwinnett
County
Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by International Property Consortium LLC, a Georgia limited liability company to SkyBeam Capital Imited liability company to SkyBeam Capital REIT LLC, dated July 5, 2022, and recorded in Deed Book 60062, Page 529, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$160,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the lighest bidder for cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on the first nerein.
This sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being heing SkyBeam Capital REIT LLC as attorney in fact for International Property Consortium LLC, a Georgia limited liability comgia limited liability corin-pany Richard B. Maner, P.C. 180 Interstate N Park-way, Suite 200 Atlanta, GA 30339 404.252.6385 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COL-COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY
INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. FC23-089
8: 9,16,23,30,2023 before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in September, 2023, to wit: September 5, 2023, the following described property: All that fract or parcel of land lying and being in the City of Lawrenceville, Land Lot 174 and 179 of the 5th Land District of Gwinnett County Georgia, being more particularly described as follows:

To find the TRUE POINT OF BEGINNING Commence at the intersection of the northerly right-of-way of Springlake Road (60-foot right-of-way) and the centerline of Paper Mill Road; THENCE along said centerline of Paper Mill Road; THENCE along said centerline of Paper Mill Pagel North 43 de GDP4104

GDP4104
gpn11
Notice of Sale Under
Power
Georgia, Gwinnett
County
Under and by virtue of
the Power of Sale contained in a Deed to Secure Debt given by International Property Consortium LLC, a Georgia
limited liability company
to SkyBeam Capital
REIT LLC, dated July 5,
2022, and recorded in
Deed Book 60062, Page
454, Gwinnett County,
Georgia records, conveying the after-described
property to secure a
Note of even date in the
original principal amount
of \$262,500.00, 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 door of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in September, 2023, to wit: September 5, 2023, the following described property: All that tract or parcel of Land Iying and being in Land Lot 116 of the 6th District, Gwinnett County, Georgia, being Lot 6. Land Lot 116 of the 6th
District, Gwinnett County, Georgia, being Lot 6,
Block B, North Clouds
Subdivision, Unit Six, as
per plat recorded in Plat
Book Z, Pate 177, Gwinnett County, Georgia
Records, which plat is incorporated herein by reference and made a part
of this description. Said
property being known as
353 Old Rosser Road according to the present
county Georgia.
Parcel ID Number:
Roll16-245
Subject to any Easements or Restrictions of
Record.
The debt secured by said
Deed to Secure Debt has
been and is hereby declared due because of,
among other possible
events of default, failure
to pay the indebtedness
and when due and in

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 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). Said property is commonly known as 333 Olar Rosser Road, Stone Mountain, GA 30087, to gether with all fixtures and personal property atched to and constituting a part of said property. To the best knowledge and belief of the undedge edge and belief of the un-dersigned, the party (or dersigned, the party (or parties) in possession of the subject property is (are): International Property Consortium LLC, c/o Adewale Owomoyela, as members and/or guarantors or tenants or tenants.

and/or guarantors 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 above, including, but not limited to, assessments, 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

mation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) O.C.G.A. Section 9-13-172.1; and (3) final confirmation 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 be provided until final confirmation 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 mortgage with the debtor is: terms of the mortgage with the debtor is: Sky Beam Capital, LLC
Attention: Loss Mitigation Department
3225 Cumberland Blvd,
Suite 100
Atlanta, GA 30339
404 703 2023

Atlanta GA 30339
404-793-2323
The foregoing notwithstanding, nothing in
OC.G.A. Section 44-14162.2 shall be construed
to require the secured
creditor to negotiate,
amend or modify the
terms of the Deed to Secure Debt described
herein. rein. herein.
This sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being SkyBeam Capital REIT LLC as attorney in fact for International Property Consortium LLC, a Georgia limited liability com-Richard B. Maner, P.C.
180 Interstate N Parkway, Suite 200
Atlanta, GA 30339 ATIONTO, GA 30339
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 PUR-FC23-134 8:9,16,23,30,2023

Foreclosures

9075

GDP4105

gpn11
Notice of Sale Under Power
Georgia, Gwinnett County
Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by International Property Consortium LLC, a Georgia limited liability company to SkyBeom Capital Imited liability company to SkyBeom Capital REIT LLC, dated July 5, 2022, and recorded in Deed Book 6062, Page 423, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$140,000.00, 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, 2023, to wit: September, 2023, to wit: September, 5, 2023, the following described as follows: Condominium Unit 894A of Shady Oaks Townhomes, a Condominium, Phase One, as more particularly described and delineated in the Declaration of Condominium for Shady Oaks Townhomes, a Condominium

Georgia Records, as may

be amended.
Parcel ID Number R6188A006
Subject to any Easements or Restrictions of Record.
The debt secured by said 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 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 the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect altorneys fees having been given). Said property is commonly known as 844 Six Odks Circle, Unit A, Norcross, GA 30093, together with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): International Property Consortium LLC, c/o Adewale Owomoyela, as members and or the subject proper own on the and Tope Owomoyela, as members and or the subject proper own or tenants.

Said property will be sold subject to (a) any outstanding ad valorem taxstanding 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

Secure Debt first set out above, 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; (2) O.C.G.A. Section 9-13-172.1; and (3) final confirmation and audit of

firmation and audit of the status of the loan with the holder of the se-

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 be provided until final confirmation 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 megatiate.

entify that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is: SkyBeam Capital, LLC Attention: Loss Mitigation Department 3225 Cumberland Blvd, Suite 100
Atlanta, GA 30339
404.793.2323

Allumin, GA 30339
404-793-2323
The foregoing notwithstanding, 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 Secure Debt described
herein.
This sale is conducted on
behalf of the secured
creditor under the power
of sale granted in the 104-793-2323 of sale granted in the aforementioned security instrument, specifically

SkyBeam Capital REIT LLC
as attorney in fact for
International Property
Consortium LLC, a Georgia limited liability com-

gia limited liability company
Richard B. Maner, P.C.
180 Interstate N Parkway, Suite 200
Atlanta, GA 30339
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. POSE. FC23-135

8:9,16,23,30,2023 GDP4105 GDP4105
gpn11
Notice of Sale Under
Power
Georgia, Gwinnett
County
Under and by virtue of
the Power of Sale contained in a Deed to Secure Debt given by San
dra Dawson and Daniel

Landing Subdivision, Unit One, as per plat recorded in Plat Book 83, Page 92, Gwinnett Coun-ty Records, said plat by this reference being incorporated herein and made a part hereof for a more complete description. Also known as 632 Adams cure Debt given by Sandra Dawson and Daniel Dawson to National City Mortgage Co dba Com-monwealth United Mort-gage Company, dated July 28, 2004, and record-Landing Court, Lawrenceville, GA 30045-5306 Tax ID: R5172-173 The debt secured by said

Foreclosures 9075 ed in Deed Book 39791, Page 88, Gwinnett County, Georgia records, having been modified at Deed Book 52173, Page 499, aforesaid records and as last transferred to Select Portfolio Servicing, Inc. by Assignment recorded in Deed Book 57060, Page 59, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$139,500.00, with interest at the rate specified therein, there will be sold by the undersigned af 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 7, 2023, to wit: September 5, 2023, the following described property: 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 Mote 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 the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). Said property is commonly known as 632 Adams Landing Court, Lawrenceville, GA 30046, together with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Jason Thompson and Cornita Thompson 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 poyable), (b)

september 5, 2023, the following described property:
All that tract or parcel of land lying and being in Land Lot 68 of the 5th District, Gwinnett County, Georgia, being Lot 24, Block C, Brookside Meadows, Unit 2, as per plat recorded in Plat Book 47, Page 238, Gwinnett County, Georgia records, which plat is incorporated herein by reference and made a part hereof.
The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness. 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 limited to, assessments, 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; (2) O.C.G.A. Section 9-13-172.1; and (3) final confirmation and audit of the status of the loan with the holder of the security deed.

Pursuant to O.C.G.A.

clared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Mote 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 the Deed to Secure Debt of this sale, as provided in the Deed to Secure Debt and by Iow, including attorneys fees (notice of intent to collect aftorneys fees having been given). Said property is commonly known as 1780 Meadowchase Court, Snellville, GA 30078, together with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Sandra Dawson and Daniel Dawson or tenant or tenants. Said property will be sold subject to (a) any outstanding ad valorem tax es (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record

rate survey and inspec-tion of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, ease-ments, restrictions, covenants, etc.

Drive Salt Lake City, Utah 84119 1-888-818-6032 1-888-818-6032
The foregoing notwithstanding, nothing in
OC.G.A. Section 44-14162.2 shall be construed
to require the secured
to require the secured
to reditor to negotiate,
amend or modify the
terms of the Deed to Secure 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 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 (2) O.C.G.A. Section 9-13-172.1; and (3) final confirmation 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 instrument, specifically

Select Portfolio Servic-

Attention: Loss Mitigation Department 3217 S. Decker Lake

being
Deutsche Bank National
Trust Company, as
Trustee, in trust for registered Holders of Long
Beach Mortgage Loan
Trust 2006-11 AssetBacked Certificates, Series 2006-11

suttered certificates, series 2006-11 as attorney in fact for Jason Thompson and Cornita Thompson and Cornita Thompson Richard B. Maner, P.C. 180 Interstate N Parkway, Suite 200 Atlanta, GA 30339 404.252.6385
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE

TAINED WILL BE USED FOR THAT PUR-

8:9,16,23,30,2023

GDP4139

ing, Inc.

section 9-13-1/2.1, 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 be provided until final confirmation 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 mortgage with the debtor is: Select Portfolio Servicing, Inc.
Attention: Loss Mitigation Department

tion Department 3217 S. Decker Lake Drive Lake City, Utah

84119
1-888-818-6032
The foregoing notwithstanding, 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 Secure Debt described herein.

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 being being Select Portfolio Servicing, Inc as attorney in fact for

ing, inc.
as attorney in fact for
Sandra Dawson and
Daniel Dawson
Richard B. Maner, P.C.
180 Interstate N Parkway, Suite 200
Atlanta, GA 30339
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.
FMFC23-124
8:9,16,23,30,2023

G:Y, 16, 25, 9J, 2023

GDP4139

gpn11

NOTICE OF SALE

UNDER POWER

STATE OF GEORGIA

COUNTY OF

GWINNETT

Under and by virtue of
the power of sale contained in that certain
Commercial Security
Deed (the Security
Deed (the Security
Deed) from 32 Monticello
2019 LLC, a New Jersey
limited liability company
(Borrower) to LYNK Investments, LLC, a Florida limited liability company
(Lender), dated
March 31, 2022 and
recorded April 29, 2022 in
Deed Book 59909, Page
592 et sea, of the Office
of the Clerk of the Superior Court of Gwinnett
County, Georgia records
(the Gwinnett County
Records), having been
given to secure a
Promissory Note (the
Note) dated March 31,
2022 in original principal
sum totaling FOUR
HUNDRED EIGHTYSEVEN THOUSAND,
FIVE HUNDRED AND
NO/100 DOLLARS
(5487,500,00) with interest from the date thereof
at the rate stated in the
Note on the unpoid bal-GDP4106 at the rate stated in the Note on the unpaid balart ne rate stated in the Note on the unpaid balance until paid; there will be sold by Lender as attorneyin- fact of Borrower at public outcry to the highest bidder for cash before the court, house door in Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in September, 2023, the following described property (the Property):

All that tract or parcel of land lying and being in Land Lot 93 of the 5th District of Gwinnett County, Georgia, being known and designated as Lot 53, Block D, Steeple Chase Section of Summit Chase Subdivision, as per plat recorded in Plat gpn11 Notice of Sale Under Power Georgia, Gwinnett Georgia, Gwinnett
County
Under and by virtue of
the Power of Sale contained in a Deed to Secure Debt given by Jason
Thompson and Cornita
Thompson to Washington
Mutual Bank, FA, dated
September 25, 2006, and
recorded in Deed Book
47165, Page 50, Gwinnett
County, Georgia records,
so last transferred to
Deutsche Bank National
Trust Company, as
Trustee, in trust for registered Holders of Long
Beach Mortgage Loan
Trust 2006-11 AssetBacked Certificates, Series 2006-11 by Assignment recorded in Deed
Book 51338, Page 888,
Gwinnett County, Georgia records, conveying
the after-described propplat recorded in Plat Book 26, Page 164, Gwin Book 26, Page 164, Gwinnett County Records, which plat is hereby incorporated by reference thereto and made a part of this description. Said property is commonly known as 1392 Green Turf Drive, Snellville, Georgia 30078.
SUBJECT. HOWEVER, to all valid covenants, restrictions, easements and rights-of-way of record. Book \$1338, Page 888, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$211,000.00, 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 described property:
All that certain parcel of land situated in Land Lot 172 of the 5th District, County of Gwinnett and Lot 172 of the 5th District, County of Gwinnett and Lot 172 of the 5th District, County of Gwinnett and Lot 178 plock A of Adams Landing Subdivision, Unit One, as per plat recorded in Plat Book 83,

record.
The indebtedness secured by said Security Deed has been and is declared due because of default under the terms of the Security Deed and Note, including but not limited to the nonpayment of the indebtedness and when due. The indebtedness remaining in default, this sale will be record. debtedness remaining in default, this sale will be made for the purpose of made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice of intent to collect attorneys fees having been given), and all other payments provided for under the terms of the Security Deed and

Note. The Property will be sold subject to the following items which may affect the title to said property: all zoning ordinances; all matters which would be disclosed by an accurate survey or by an inspection of the property; any and all outstanding taxes, including but not limited to ad valorem taxes, which constitute liens upon said property; any and all special assessments; all bills for public utilities which constitute liens upon said property; and all restrictive covenants, easements, rightsof- way, and any other matters of record superior to said Security Deed.

Foreclosures

9075

Deed.
The sale will be conducted subject 1) to confirmation that the sale is not prohibited under the U.S. U.S. Bankruptcy Code and 2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. To the best of the knowledge and belief of the undersigned, the parties in possession of the property are 32 Monticello 2019 LLC or tenant(s).

2 LYNK Investments, a Florida limited liability company,
As attorney-in-fact for 32
Monticello 2019 LLC Contact: John D. Northup III, Esq. Bouhan Falligant LLP One West Park Avenue Savannah, GA 31401 (912) 232-7000 With Authority to Negotiate Pursuant to O.C.G.A. § 44-14-162.2: y 44-14-162.2: Matt Brothers LYNK Investments, LLC 7100 Six Forks Road, Suite 335

8:9,16,23,30,2023

GDP4140
gpn11

NOTICE OF SALE
UNDER POWER
CONTAINED IN
SECURITY DEED
STATE OF GEORGIA,
COUNTY OF Gwinneth
Pursuant to a power of
sale contained in a certain security deed executed by Caryn S. Warren, hereinafter referred
to as Grantor, to Mortgage Electronic Registration Systems, Inc., as
nominee for SunTrust
Mortgage, Inc. DBA
BancMortgage recorded
in Deed Book 43675, beginning at page 88, and
modified at Deed Book
35412, page 178, and modwith 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 be provided until final confirmation 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 mortgage
with the debtor is:
Select Portfolio Servicmodified at Deed Book 53412, page 178, and modified at Deed Book 57947, page 492, of the deed records of the Clerk of the Superior Court of the aforesaid state and county, and by virtue of a default under the terms of said security deed, and the related note, the undersigned attorney-inne related note, the undersigned attorney-in-fact for the aforesaid Grantor (which attorney-in-fact is the present holder of said security deed and note secured thereby) will sell at the usual place of conducting Sheriff's sales in said county within the legal hours of sale, to the highest bidder on the first Tuesday in September 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 Lot 74 of the 5th District, Gwinnett County, Georgia being Lot 29, Block C, Fairfield Farms Subdivision, Unit Three, as per plat recorded in Plat Book 25, Page 81, Gwinnett County, Georgia Records, which plat is incorporated herein and made a part hereof by this reference.
Said legal description being controlling, however, the Property is more commonly known as:
1757 Litchfield Road, Snellville, GA 30078.
Said property will be sold on an as-is basis without only representation, warranty or recourse against the above-named or the undersigned. The solic will be subject to the following items which may undered the file out not yet due will be subject to the following items which may care at 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, and all other matters of record superior to the said Security Deed. 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. Mid-First Bank, through its division Midland Mortgage is the entity with authority to negotiate, amend and modify the terms of the Note and Security Deed. Mid-First Bank, through its division Midland Mortgages address is 999 N.W. Grand Blvd., Oklahoma City, OK 73118. MidFirst Bank, through its division Midland Mortgages and the Note and Security Deed. MidFirst Bank, through its division Midland Mortgage way be contacted by telephone at 1-800-552 survey and inspection of bailk, Infought its diversion Midland Mortgage may be contacted by telephone at 1-800-552-3000. To the best of the undersigned's knowledge and belief, the party in possession of the property is believed to be Caryn S. Warren, or tenant(s). MidFirst Bank, as Transferee, Assignee, and Secured Creditor As attorney-in-fact for the aforesaid Grantor CB Legal, LLC Attorneys at Law CB Legal, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connec-tor, Suite 350 Atlanta, GA 30342 (770) 392-0041 (770) 392-0041 18-5516 THIS LAW FIRM MAY BE HELD TO BE ACT-ING

ING
AS A DEBT COLLECTOR, UNDER FEDERAL LAW.
IF SO, ANY INFORMATION OBTAINED WILL
BE USED FOR THAT
PURPOSE.
8:9,16,23,30,2023 GDP4142

GDP4142
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
JORGE A. MEDINA to
BANK OF AMERICA,
N.A. , dated 12/04/2006,
and Recorded on
12/11/2006 as Book No.
47344 and Page No. 0113,
GWINNETT County,
Georgia records, as last
assigned to U.S. BANK
TRUST NATIONAL ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY, BUT SOLELY AS
TRUSTEE OF LSRMF
MH MASTER PARTICIPATION TRUST II (the
Secured Creditor), by assignment, conveying the
after described property
to secure a Note of even
date in the original principal amount of
183,390.00, with interest acte in the original principal amount of \$163,900.00, 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 Courtbuse within the at the GWINNETT County Courthouse within the
legal hours of sale on the
first Tuesday in September, 2023, the following
described property: ALL
THAT TRACT OR PARCEL OF LAND LYING
AND BEING IN LAND
LOT 1 OF THE 7TH DISTRICT, GWINNETT

COUNTY, GEORGIA, BEING LOT 36, BLOCK A, AVALON FOREST SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 59, PAGE 191, GWINNET COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE. The debt secured by said 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 Because the debt remains in default, this sale will be made for the yurpose of 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). U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSRMF MH MASTER PARTICIPATION TRUST II holds the duly endorsed Note and is the current assignee of the property. FAY SERVICTING LLC, acting on behalf of and, as necessary, in consultation with U.S. BANK TRUST NATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY MITS BUT SOLE IN AND THE AN

Foreclosures

Raleigh, NC 27615 (407) 949-8863 8:9,16,23,30,2023 PACITY BUT SOLELY AS TRUSTEE OF LSRMF MH MASTER PARTICIPATION TRUST II (the current investor on the loan), 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, FAY SERVICING LLC, 425 S. FINANCIAL PLACE, SUITE 2000, CHICAGO, IL 60605, 800 495 7166. 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 2815 CAMELOT WOODS DRIVE, GEORGIA 30044 is/are: JORGE A. MEDINA or 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 superior to the Deed to Secure Debt first set out dove, including, but not limited to, assessments, liens, encumbrances, zoning archiangues accurates apprehense.

to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, 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 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 be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACISTRUSTEE OF LSRMF MH MASTER PARTICI-PATION TRUST II as TRUSTEE OF LSRMS
TRUSTEE OF LSRMS
MH MASTER PARTICIPATION TRUST II as
Attorney in Fact for
JORGE A. MEDINA.
THIS LAW FIRM IS
ACTING AS A DEBT.
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY
INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. 00000009436387 POSE. 00000009436387 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Ad-dison, Texas 75001 Tele-phone: (972) 341 5398. BARRETT

8:9,16,23,30,2023 GDP4143

gpn11
Notice of Sale Under
Power. State of Georgia,
County of GWINNETT.
Under and by virtue of
the Power of Sale coninie Powei in Sule Cure Debt given by DORA M. REYNAGA to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) AS NOMINEE FOR , deted 05/22/2003, and Recorded on MOROGOZOJ 38 BOOK NO. 32949 and Page No. 0163, GWINNETT COUNTY, Georgia records, as last assigned to CITIBANK, N.A., AS TRUSTEE FOR CMLTI ASSET TRUST (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$120,24.00, 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 September, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 183 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 38, BLOCK A, BRAY'S CROSSING SUBDIVISION, UNIT I, AS SHOWN ON PLAT OF SUBJECT PROPERTY RECORDED AT PLAT BOOK 29, PAGE 40, GWINNETT COUNTY, GEORGIA, BEING LOT 38, BLOCK A, BRAY'S CROSSING SUBDIVISION, UNIT I, SHOWN ON PLAT OF SUBJECT PROPERTY RECORDED AT PLAT BOOK 29, PAGE 40, GWINNETT COUNTY, GEORGIA, BEING LOT 38, BLOCK A, BRAY'S CROSSING SUBDIVISION, UNIT I, SHOWN ON PLAT OF SUBJECT PROPERTY RECORDED AT PLAT BOOK 29, PAGE 40, GWINNETT COUNTY, GEORGIA, The debt secured by said Deed to Secure Debt has been and is hereby declared due because of this sale, as provided in the Mote and Deed to Secure Debt abeen and is hereby declared due because of this sale, as provided in the Mote and Deed to Secure Debt as each and all expenses of this sale, as provided in the Deed to Secure Debt as each and all expenses of this sale, as provided in the Deed to Secure Debt as each and lead property declared to the property FAY SERVICsecured creditor is not required to amend or modify the terms of the

9075 Foreclosures ING LLC, acting on behalf of and, as necessary, in consultation with CITIBANK, N.A., AS TRUSTEE FOR CMLTI ASSET TRUST (the current investor on the loan), 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, FAY SERVICING LLC may be contacted at: FAY SERVICING LLC, 425 S. FINAN-CIAL PLACE, SUITE 2000, CHICAGO, IL 60605, 800 495 7166. Please note that, pursuant to 800 495 7166. 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 1268 MILLSTREAM TRAIL, LAWRENCEVILLE, GEORGIA 30044 is/are:

TRAIL,
LAWRENCEVILLE,
GEORGIA 30044 is/are:
DORA M. REYNAGA or
renant/frenants. Said
property will be sold subicet 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 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
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 garding the rescission of judicial and nonjudicial 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 in the preceding paragraph. CITIBANK, N.A., AS TRUSTEE FOR CMLTI ASSET TRUST as Attorney in Fact for N.A. AS TRUSTEE FOR CMLTI ASSET TRUST as Aftorney in Fact for DORA M. REYNAGA. THIS LAW FIRM IS ACTING AS A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000009617531 BARRETT DAFFIN FRAPPIER TURNER &

BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Ad-dison, Texas 75001 Tele-phone: (972) 341 5398. 8:9,16,23,30,2023 GDP4144

gpn11

Notice of Sale Under Power. State of Georgia, County of GWINNETT. Under and by virtue of the Power of Sale continued in a Deed to Secure Debt given by SAMUEL SANU to APGENT MORTGAGE COMPANY, LLC , dated 08/09/2005, and Recorded on 08/22/2005 as Book No. 44093 and Page No. 141, GWINNETT County, Georgia records, as last assigned to WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF UPLAND MORTGAGE LOAN TRUST A (the Secure a Control of the Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$177,300.00, with interest at the rate specified therein, there will be sold by the undersinged af public outcry to the highest bidder for cash at the GWINNETT County Courthouse within the legal hours of sale on the first Tuesday in September, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND DISTRICT, GWINNETT DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 11, BLOCK A, W.S.B. PROPERTIES SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK 75, PAGE 168, GWINNETT COUNTY, GEORGIA RECORDED PLAT IS INCORPORATED

RECORDED PLAT IS INCORPORATED HEREIN BY THIS REFERNCE AND MADE A PART OF THIS DESCRIPTION. SAID PROPERTY BEING KNOWN AS 890 HIRAM DAVIS ROAD, LAWRENCEVILLE, GA 30045 ACCORDING TO THE PRESENT SYSTEM OF NUMBERING THE PRESENT SYS-TEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA. The debt secured by said beed to Secure Debt has been and is hereby debeen and is hereby de-clared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Se-cure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the the purpose of paying the same and all expenses of 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). WILMINGTON SAVINGS FUND SOCIETY. FSB, AS TRUSTEE OF UP AND MORTAGE FUND SOCIETY, FSB, AS TRUSTEE OF UP-LAND MORTGAGE LOAN TRUST A holds the duly endorsed Note and is the current assignee of the Security Deed to the property. CARRINGTON MORTGAGE SERVICES, LLC, acting on behalf of and, as necessary, in consultation with WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF UPLAND MORTGAGE LOAN TRUST A (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pusuant to O.C.G.A. § 44 14 162.2, CARRINGTON MORTGAGE SERVICES, LLC may be contacted. MORTGAGE SERVICES, LLC may be contacted at: CARRINGTON MORTGAGE SERVICES, LLC, 1600
SOUTH DOUGLASS
ROAD, SUITE 200 A,
ANAHEIM, CA 92806, 800
561 4567. Please note
that, pursuant to
O.C.G.A. § 44 14 162.2, the

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 890 HIRAM DAVIS ROAD, LAWRENCEVILLE, GEORGIA 30045 is/are: SAMUEL SANU or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, taxes which are a lien 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,