0075 Earagleourag	0075 Foredourse	0075	0075	0075 Foredeourse	0075	0075	0075 Foreeleeuree	0075
9075 Foreclosures PAGES 18-19, GWIN-	9075 Foreclosures	9075 Foreclosures	9075 Foreclosures the property, and (c) all	9075 Foreclosures Georgia, being Lot 39,	9075 Foreclosures	9075 Foreclosures	9075 Foreclosures on the survey for Alexan-	9075 Foreclosures
NETT COUNTY, GEOR- GIA RECORDS, WHICH	ate, amend or modify the terms of the mortgage	of Land lying and being in GMD 1749, Gwinnett County, Georgia being	matters of record superi- or to the Security Deed	Block A of Langley Farms, Phase One, as	gpn11 TS # 2023-06153-GA	this sale, as provided in the Deed to Secure Debt	der Mills L.P., prepared by Precision Planning	Rosser Road, Stone Mountain, GA 30087, to- gether with all fixtures
PLAT IS INCORPORAT- ED HEREIN BY REF-	instrument. The sale will be conducted subject	Lot 15, Block A, Oak- pointe Subdivision, as	first set out above, in- cluding, but not limited	per plat recorded in Plat Book 117, Page 29-30,	Notice Of Sale Under Power	and by law, including at- torneys fees (notice of in-	Inc., dated 05/06/02. LESS AND EXCEPT:	and personal property at- tached to and constitut-
ERENCE AND MADE A PART HEREOF. The debt secured by the Secu-	(1) to confirmation that the sale is not prohibited under U.S. Bankruptcy	per plat recorded in Plat Book 60, Page 87, Gwin-	to, assessments, liens, encumbrances, zoning ordinances, easements,	Gwinnett County records, which plat is in- corporated herein and	Georgia, Gwinnett Coun- ty Under and by virtue of	tent to collect attorneys fees having been given). Said property is com-	All rights, title and inter- est in favor of Municipal Electric Authority of	ing a part of said proper- ty. To the best knowl-
rity Deed and evidenced by the Note and has	code and (2) to final con- firmation and audit of	nett County, Georgia Records, which plat is in- corporated herein and	restrictions, covenants, etc.	made a part hereof by reference.	the Power of Sale con- tained in that certain Se- curity Deed given by	monly known as 960 Cranbrook Glen Lane,	Georgia for property de- scribed in Award of the	edge and belief of the un- dersigned, the party (or parties) in possession of
been, and is hereby, de- clared due and payable	the status of the loan with the holder of the Se-	made a part of this de- scription.	The sale will be conduct- ed subject to (1) confir-	Said legal description is controlling; property ad-	Charlita July Flowers, single woman to Mort-	Snellville, GA 30078, to- gether with all fixtures	Special Master RE: In Rem Condemnation Pro-	the subject property is (are): International
because of, among other possible events of de- fault, failure to make the	curity Deed. THIS LAW FIRM MAY BE ATTEMPTING TO	Tax ID: R3007B015 The debt secured by said	mation that the sale is not prohibited under the U.S. Bankruptcy Code;	dress is commonly known as 820 Langley Farms Drive, Loganville,	gage Electronic Regis- tration Systems, Inc., as	and personal property at- tached to and constitut- ing a part of said proper-	ceeding, Civil Action Tile Number 98A3298 styled Municipal Electric Au-	Property Consortium LLC, c/o Adewale Owom- oyela and Tope Owom-
payments as required by the terms of the Note.	COLLECT A DEBT. ANY INFORMATION	Security Deed has been and is hereby declared due because of, among	and (2) final confirma- tion and audit of the sta-	Georgia 30052. Map and Parcel ID#:	Grantor, as nominee for Everett Financial, Inc. D/B/A Supreme Lending,	ty. To the best knowl- edge and belief of the un-	thority of Georgia vs. 0.075 acres and Brenda	oyela, as members and/or guarantors or ten-
The debt remaining is in default and this sale will	WILL BE USED FOR THAT PURPOSE.	other possible events of default, failure to pay the	tus of the loan with the holder of the security	R5125-225 The indebtedness se-	its successors and as- signs, dated 6/14/2019, and	dersigned, the party (or parties) in possession of	Cagle Reynolds, et al., filed 06/02/98 and record-	ant or tenants. Said property will be sold
be made for the purposes of paying the Security Deed, accrued interest,	Rutherford Christie LLP Attorneys for Westlake Capital Finance, LLC	indebtedness as and when due and in the	deed. Pursuant to O.C.G.A. §9- 13-172.1, which allows for	cured by said Security Deed has been and is hereby declared due be-	recorded on 6/19/2019, in Deed Book 56673, Page 00572, Gwinnett County,	the subject property is (are): Veronica Berry or tenant or tenants.	ed in Deed Book 19016, Page 0113, Gwinnett Co. Records.	subject to (a) any out- standing ad valorem tax- es (including taxes which
and all expenses of the sale, including attorneys'	as Attorney-in-Fact for Laras Trucks, Inc.	manner provided in the Note and Security Deed. Because the debt re-	certain procedures re- garding the rescission of	cause of default under the terms of said Securi-	Georgia records, as last assigned to Freedom	Said property will be sold subject to (a) any out-	Parcel ID Number: R5179 533.	are a lien, but not yet due and payable), (b)
fees. Notice of intention to collect attorneys' fees	285 Peachtree Center Av- enue NE	mains in default, this sale will be made for the	judicial and nonjudicial sales in the State of	ty Deed and Note, includ- ing, but not limited to,	Mortgage Corporation by assignment recorded on	standing ad valorem tax- es (including taxes which	Subject to any Ease- ments or Restrictions of	any matters which might be disclosed by an accu-
has been given as provid- ed by law. To the best of the undersigned's knowl-	Suite 1650 Atlanta, Georgia 30303 (404) 917-0446 - direct	purpose of paying the same and all expenses of	Georgia, the Deed Under Power and other foreclo- sure documents may not	the nonpayment of the in- debtedness as and when due. The indebtedness	3/23/2021 in Deed Book 58527, Page 00406, The subject Security Deed	are a lien, but not yet due and payable), (b) any matters which might	Record. The debt secured by said Deed to Secure Debt has	rate survey and inspec- tion of the property, and (c) all matters of record
edge, the person(s) in possession of the proper-	By: Jeffrey R. Scheese, Esq.	this sale, as provided in the Security Deed and by law, including attorney's	be provided until final confirmation and audit of	remaining in default, this sale will be made for the	was modified by Loan Modification recorded as	be disclosed by an accurate survey and inspec-	been and is hereby de- clared due because of,	superior to the Deed to Secure Debt first set out
ty is Ursula Johnson- Randle. The property,	6/9,16,23,30,2023 GDP3824	fees (notice of intent to collect attorney's fees	the status of the loan as provided in the preceding paragraph.	purpose of paying the same, all expenses of the	Book 59781 Page 00533 and recorded on	(c) all matters of record	among other possible events of default, failure to pay the indebtedness	above, including, but not limited to, assessments,
being commonly known as 1503 Sweet Branch Trail, Grayson, GA, 30017	gpn11 NOTICE OF SALE UN-	having been given). Car- rington Mortgage Ser-	Funds used at sale shall be in certified funds and	sale, including attorneys fees and other payments provided for under the	03/16/2022 conveying the after-described property to secure a Note in the	superior to the Deed to Secure Debt first set out above, including, but not	as and when due and in the manner provided in	liens, encumbrances, zoning ordinances, ease- ments, restrictions,
in Gwinnett County, will be sold as the property of	DER POWER STATE OF GEORGIA COUNTY	vices, LLC holds the duly endorsed Note and is the current assignee of the	payable to Bell Carring- ton Price & Gregg, LLC.	terms of the Security Deed and Note.	original principal amount of \$314,105.00, with inter-	limited to, assessments, liens, encumbrances,	the Note and Deed to Se- cure Debt. The debt re-	covenants, etc. The sale will be conduct-
Ursula Johnson-Randle, subject to any outstand- ing ad valorem taxes (in-	OF GWINNETT Under and by virtue of the pow- er of sale contained with	Security Deed to the property. Carrington	Lakeview Loan Servic- ing, LLC as Attorney in Fact for Nakitha Phillip.	Said property will be sold subject to the following	est thereon as provided for therein, there will be	zoning ordinances, ease- ments, restrictions,	maining in default, this sale will be made for the purpose of paying the	ed subject to (1) confir- mation that the sale is
cluding taxes which are a lien and not yet due	that certain Security Deed dated June 24, 2005,	Mortgage Services, LLC is the entity with the full authority to negotiate,	Any information obtained on this matter may be	items which may affect the title to said property: all zoning ordinances;	sold at public outcry to the highest bidder for cash before the Court-	covenants, etc. The sale will be conduct- ed subject to (1) confir-	same and all expenses of this sale, as provided in	not prohibited under the U.S. Bankruptcy Code; (2) O.C.G.A. Section 9-13-
and payable), any mat- ters affecting title to the	from Brant B. Barber and Kimotha R. Barber	amend, and modify all terms of the loan.	used by the debt collec- tor to collect the debt.	matters which would be disclosed by an accurate	house door of Gwinnett County, Georgia, within	mation that the sale is not prohibited under the	the Deed to Secure Debt and by law, including at-	172.1; and (3) final con- firmation and audit of
property which would be disclosed by accurate survey and inspection	to First Franklin A Divi- sion of Nat. City Bank of In, recorded on August	Pursuant to O.C.G.A. §44- 14-162.2, Carrington	Bell Carrington Price & Gregg, LLC, 339 Hey- ward Street, 2nd Floor,	survey or by inspection of the property; any out- standing taxes, including	the legal hours of sale on 9/5/2023, the following de-	U.S. Bankruptcy Code; (2) O.C.G.A. Section 9-13- 172.1; and (3) final con-	torneys fees (notice of in- tent to collect attorneys fees having been given).	the status of the loan with the holder of the se- curity deed.
thereof, and all assess- ments, liens, encum-	12, 2005 in Deed Book 43973 at Page 239 Gwin-	Mortgage Services, LLC may be contacted at: 1- 800-790-9502 or by writing	Columbia, SC 29201 (803)- 509-5078. File: 23-54727	but not limited to, ad val- orem taxes, which con-	scribed property: All That Tract Or Parcel Of Land Lying And Being In	firmation and audit of the status of the loan	Said property is com- monly known as 192 Pa-	Pursuant to O.C.G.A. Section 9-13-172.1, which
brances, restrictions, covenants, and matters	nett County, Georgia records, having been last sold, assigned, trans-	to 1600 South Douglass Road, Suite 110 and 200-	8:2,9,16,23,30,2023 GDP3969	stitute liens upon said property; special assess-	Land Lot 96, 5th District, Gwinnett County, Geor-	with the holder of the se- curity deed.	per Mill Road, Lawrenceville, GA	allows for certain proce- dures regarding the
of record to the Security Deed. Pursuant to O.C.G.A. Section 44-14-	sold, assigned, trans- ferred and conveyed to Deutsche Bank National	A, Anaheim, CA 92806- 5951.		ments; and all outstand- ing bills for public utili- ties which constitute	gia, Being Lot 27, Block C, Butler Springs Subdi- vision, Unit III, As Per	Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain proce-	<b>30046</b> , together with all fixtures and personal property attached to and	rescission of judicial and nonjudicial sales in the State of Georgia, the
162.2, the name, address and telephone number of	Trust Company, as Trustee for FFMLT	Please note that, pur- suant to O.C.G.A. §44-14- 162.2, the secured credi-	COUNTY OF GWINNETT	liens upon said property; To the best of the knowl-	Plat Recorded In Plat Book 90, Page 274, Gwin-	dures regarding the rescission of judicial and	constituting a part of said property. To the	Deed Under Power and other foreclosure docu-
the individual or entity who shall have the full	Trust 2005-FF8, Mort- gage Pass-Through Cer- tificates, Series 2005-FF8	tor is not required to amend or modify the	NOTICE OF SALE UNDER POWER THIS LAW FIRM IS	edge and belief of the un- dersigned, the party in	nett County, Georgia Records, Which Record-	nonjudicial sales in the State of Georgia, the	best knowledge and be- lief of the undersigned,	ments may not be pro- vided until final confir-
authority to negotiate, amend or modify all terms of the above de-	by Assignment and said Security Deed having	terms of the loan. To the best knowledge and belief of the under-	ACTING AS A DEBT COLLECTOR AT-	possession of the proper- ty is Kani Rawchaa and / or tenant(s).	ed Plat Is Incorporated Herein By Reference And Made A Part Of This	Deed Under Power and other foreclosure docu- ments may not be pro-	the party (or parties) in possession of the subject property is (are): Inter-	mation and audit of the status of the loan as pro- vided in the preceding
scribed mortgage is as follows: Service Mac,	been given to secure a note dated June 24, 2005,	signed, the party/parties in possession of the sub-	TEMPTING TO COL- LECT A DEBT. ANY	The sale will be conduct- ed subject (1) to confir-	Description Said prop- erty is commonly known	vided until final confir- mation and audit of the	national Property Con- sortium LLC, c/o Ade-	paragraph. Pursuant to O.C.G.A.
LLC, 9726 Old Bailes Road, Suite 200, Fort Mill, SC 29707, 844-478-	in the amount of \$274,320.00, and said Note being in default, the un-	ject property known as 2085 OAKPOINTE	INFORMATION OB- TAINED WILL BE USED FOR THAT PUR-	mation that the sale is not prohibited under the United States Bankrupt-	as 1407 Abbie Kilgore Way Loganville, GA	status of the loan as pro- vided in the preceding	wale Owomoyela and Tope Owomoyela, as	Section 44-14-162.2, the entity that has full au- thority to negotiate,
2622. The foregoing notwithstanding, nothing	dersigned will sell at public outcry during the	COURT, BUFORD, GA 30519 is/are: Alberto En- rique Jaramillo and Ka-	POSE. By virtue of the power of	cy Code and (2) to final confirmation and audit of	30052. The indebtedness secured by said Security Deed has been and is	paragraph. Pursuant to O.C.G.A. Section 44-14-162.2, the	members and/or guaran- tors or tenant or tenants. Said property will be sold	amend and modify all terms of the mortgage
in O.C.G.A. Section 44-14- 162.2 shall require the se-	legal hours of sale before the door of the court- house of Gwinnett Coun-	son Jaramillo or tenant/tenants. Said	sale contained in that certain Security Deed	the status of the loan with the holder of the Se-	hereby declared due be- cause of, among other	entity that has full au- thority to negotiate,	subject to (a) any out- standing ad valorem tax-	with the debtor is: SkyBeam Capital, LLC
cured creditor to negoti- ate, amend or modify the terms of the mortgage	ty, Georgia, on Septem- ber 5, 2023 the following	property will be sold sub- ject to (a) any outstand-	from Karen L Mucciac- cio, to Mortgage Elec- tronic Registration Sys-	curity Deed. 21st Mort- gage Corporation and its counsel are acting as	possible events of de- fault, failure to pay the	amend and modify all terms of the mortgage with the debtor is:	es (including taxes which are a lien, but not yet due and payable), (b)	Attention: Loss Mitiga- tion Department 3225 Cumberland Blvd,
instrument. The sale will be conducted subject (1)	described real property (hereinafter referred to	ing ad valorem taxes (in- cluding taxes which are a lien, but not yet due	tems Inc. as Nominee for CBC National Bank	debt collectors. Any in- formation obtained will	indebtedness as and when due and in the manner provided in the	Select Portfolio Servic- ing, Inc.	any matters which might be disclosed by an accu-	Suite 100 Atlanta, GA 30339
to confirmation that the sale is not prohibited un-	as the "Property"): ALL THAT TRACT OR PAR- CEL OF LAND LYING	and payable), (b) any matters which might be	Mortgage, a Division of First Federal Bank dated January 8, 2021 filed for	be used for that purpose. 21st Mortgage Corpora-	Note and Security Deed. The debt remaining in	Attention: Loss Mitiga- tion Department	rate survey and inspec- tion of the property, and	404-793-2323 The foregoing notwith-
der U.S. Bankruptcy code and (2) to final con- firmation and audit of	AND BEING IN LAND LOT 314 OF THE 6TH	disclosed by an accurate survey and inspection of	record February 25, 2021,	tion as Attorney-in-Fact for Kani Rawchaa. For information on modifying	default, this sale will be made for the purpose of paying the same and all	3217 S. Decker Lake Drive Salt Lake City, Utah	(c) all matters of record superior to the Deed to Secure Debt first set out	standing, nothing in OC.G.A. Section 44-14- 162.2 shall be construed
the status of the loan with the holder of the Se-	DISTRICT, GWINNETT	the property, and (c) all matters of record superi- or to the Security Deed	and recorded in Deed Book 58419, at Page 282 Gwinnett County, Geor- gia Records, and last as-	or altering the loan or acquiring further infor-	expenses of the sale, as provided in the Security	84119 1-888-818-6032	above, including, but not limited to, assessments,	to require the secured creditor to negotiate,
curity Deed. Albertelli Law Attorney for Cal Con Mutual Mortgage	COUNTY, GEORGIA, BEING LOT 4, BLOCK F, SPALDING COR- NERS SUBDIVISION,	first set out above, in- cluding, but not limited	signed to, by Assignment First Federal Bank of Se-	mation about this Securi- ty Deed:	Deed and by law, includ- ing attorneys' fees (no-	The foregoing notwith- standing, nothing in OC.G.A. Section 44-14-	liens, encumbrances, zoning ordinances, ease- ments, restrictions,	amend or modify the terms of the Deed to Se-
LLC dba One Trust Home Loans as Attorney	UNIT III, AS PER PLAT RECORDED IN PLAT BOOK 9, PAGE 153,	to, assessments, liens, encumbrances, zoning ordinances, easements,	curity Deed recorded on	Contact: Jason Godwin Godwin Law Group 3985 Steve Reynolds	tice of intent to collect attorneys fees having been given). The entity	162.2 shall be construed to require the secured	covenants, etc.	cure Debt described herein. This sale is conducted on
in Fact for Ursula John- son-Randle 100 Galleria	BOOK 9, PAGE 153, GWINNETT COUNTY, GEORGIA RECORDS,	restrictions, covenants, etc.	June 21, 2023, in Deed Book 60654 at Page 402, Gwinnett County, Geor- gia Records, said Securi-	Blvd, Bldg D Norcross, GA 30093	having full authority to negotiate, amend or	creditor to negotiate, amend or modify the	The sale will be conduct- ed subject to (1) confir- mation that the sale is	behalf of the secured creditor under the power
Parkway, Suite 960 At- lanta, GA 30339 Phone: (770) 373-4242 By: Rohan	WHICH RECORDED PLAT IS INCORPORAT-	The sale will be conduct- ed subject to (1) confir-	ty Deed having been giv-	Phone: 470-427-2683 Email: jgodwin@godwin- lawgroup.com	modify all terms of the loan (although not re-	terms of the Deed to Se- cure Debt described	not prohibited under the U.S. Bankruptcy Code; (2) O.C.G.A. Section 9-13- 172.1; and (3) final con-	of sale granted in the aforementioned security instrument, specifically
Rupani For the Firm THIS FIRM IS ACTING	ED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS	mation that the sale is not prohibited under the U.S. Bankruptcy Code;	en to secure a Note dated January 8, 2021 in the original principal sum of	8/9 16 23 30 2023	quired by law to do so) is: Freedom Mortgage Corporation, Attention:	herein. This sale is conducted on behalf of the secured	172.1; and (3) final con- firmation and audit of	being SkyBeam Capital REIT
AS A DEBT COLLEC-	MADE A PART OF THIS DESCRIPTION. SAID PROPERTY BEING	and (2) final confirma- tion and audit of the sta-	One Hundred Sixty Thou- sand and 00/100		Loss Mitigation Depart- ment, 10500 Kincaid	creditor under the power of sale granted in the	the status of the loan with the holder of the se-	LLC as attorney in fact for
TOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE	KNOWN AS 3993 GLEN MEADOW DRIVE, AC-	tus of the loan with the holder of the security	(\$160,000.00), with inter- est from date at the rate stated in said Note on the	GDP3971	Drive Fishers, IN 46037, Telephone No.: 855-690- 5900. Nothing in O.C.G.A.	aforementioned security instrument, specifically being	curity deed. Pursuant to O.C.G.A. Section 9-13-172.1, which	International Property Consortium LLC, a Geor- gia limited liability com-
OBTAINED WILL BE USED FOR THAT PUR- POSE 23-006578 A-	CORDING TO THE PRESENT SYSTEM OF	deed. Pursuant to O.C.G.A. §9- 13-172.1, which allows for	unpaid balance until paid, there will be sold	<b>gpn11</b> This is an attempt to col-	Section 44-14-162.2 shall be construed to require	U.S. Bank Trust Compa- ny, National Association,	dures regarding the	pany Richard B. Maner, P.C.
4789094 7:26;8:2,9,16,23,30,2023	NUMBERING HOUSES IN GWINNETT COUN- TY, GEORGIA. The debt	certain procedures re- garding the rescission of	before the Courthouse door at Gwinnett County, Georgia, within the legal	lect a debt and any infor- mation obtained will be used for that purpose.	the secured creditor to negotiate, amend, or	as Trustee successor-in- interest to U.S. Bank NA	rescission of judicial and nonjudicial sales in the	180 Interstate N Park- way, Suite 200
GDP3672 gpn11	Deed and evidenced by	judicial and nonjudicial sales in the State of Georgia, the Deed Under	hours of sale on Septem- ber 05, 2023, the property described on Exhibit A	NOTICE OF SALE UN- DER POWER	modify the terms of the security instrument. Said property will be sold sub-	successor trustee to LaSalle Bank NA on be- half of holders of Bear	State of Georgia, the Deed Under Power and other foreclosure docu-	Atlanta, GA 30339 404.252.6385 THIS LAW FIRM IS
GWINNETT COUNTY NOTICE OF SALE UNDER POWER	the Note and has been, and is hereby, declared due and payable because	Power and other foreclo- sure documents may not	attached hereto and in-	GEORGIA, GWINNETT COUNTY	ject to any outstanding ad valorem taxes (in-	Stearns Asset Backed Se- curities   Trust 2006-	ments may not be pro- vided until final confir-	ACTING AS A DEBT COLLECTOR AT-
THIS IS AN ATTEMPT	of, among other possible events of default, failure	be provided until final confirmation and audit of	corporated herein by this reference. The debt has	Under and by virtue of Power of Sale contained in the Security Deed	cluding taxes which are a lien, whether or not	HE10 Asset-Backed Cer- tificates Series 2006-HE10	mation and audit of the status of the loan as pro-	TEMPTING TO COL- LECT A DEBT. ANY

GDP3672 gpn11 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 (\$220.00.0), with inter-Thousand Dollars (\$220,000.00), with inter-(3220,000.00), will miller 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 Gwinnett 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 LOT 140, OF THE 5th DISTRICT, GWIN-NETT COUNTY, GEOR-GIA, BEING LOT 51, BLOCK G, OAKDALE WOODS SUBDIVISION, UNIT TWO AS PER PLAT RECORDED IN PLAT BOOK V, PAGE 5, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS HERE-BY REFERRED TO AND MADE A PART OF THAS DESCRIPTION. LESS AND EXCEPT THAT PORTION OF THE ABOVE LAND CONVEYED TO THE 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 poyable 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 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 80% Grayson Highway, Lawrenceville, GA 30046 in Gwinnett County will be sold as the property of Laras Trucks, Inc., sub-ject to any outstanding to collect attorneys fee Loros Trucks, inc., sub-iect to any outstanding ad valorem taxes (in-cluding taxes which are a lien and not yet due 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 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 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 0.C.G.A. Section 44-14-162.2 shall require the se-

dua 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 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 provides 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 The property, being com-rounly known as **393** provided in the preceding paragraph. Funds used at sale shall be in certified funds and payable to Bell Carring-ton Price & Gregg, LLC. Carrington Mortgage Services, LLC as Attor-ney in Fact for Alberto Enrique Jaramillo. Any information obtained on this matter may be 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: 23-54843 9-23 & 14-32 30 9023 8:2,9,16,23,30,2023 monly known as 3993 Glen Meadow Dr, Norcross, GA, 30092 in Gwin-nett County, will be sold as the property of Brant B. Barber and Kim Otha GDP 3964 gpn11 Notice of Sale Under 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. 56489 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 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-tle to the property which would be disclosed by ac-curate survey and in-spection thereof, and all assessments. liens, an. 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: 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 and audit of the status of the loan with the holder of the Se-curity Deed. Albertelli Law Attorney for Deutsche Bank National Truste Company, Tu-The secure a Noie of even date in the original prin-cipal amount of \$201,286.00, with interest at the rate specified to Lakeview Loan Servic-ing, LLC by assignment that is or to be recorded in the Gwinnett County, Georgia Records, there will be sold by the under-signed at public outcry to the highest bidder for cash at the Gwinnett County Courthouse with-in the legal hours of sale on the first Tuesday in September, 2023, the fol-lowing described proper-ty: 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 Block B, Hertford Woods Subdivision, Unit #1, as per plat recorded in Plat Book R, Page 51, Gwin-nett County, Georgia records, said plat being incorporated herein and made a part hereof by reference. Ldw Allofney Top Deutsche Bank National Truste Gor FFMLT 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 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 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** Tax ID: R5007 132 The debt secured b Tax ID: R5007 132 The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indobtedpase, ac, and detault, tailure 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 same and all expenses of this sale as provided in 7:26;8:2,9,16,23,30,2023 this sale, as provided in the Security Deed and by 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 property. Flagstar Bank, N.A. is the entity with GDP 3958 GDP 3938 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 Jaromillo, to Mortagge The new 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-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 sole on the first Tuesday in September, 2023, the fol-lowing described proper-ty: All that Tract or Parcel property. Flagstar Bank, N.A. is the entity with the full authority to nego-tiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. §44-14-162.2, Flagstar Bank, N.A. may be contacted at: (800)-393-4887 or by writing to \$151 Corporate Drive, Troy, MI 48098. Please note that, pur-suant to O.C.G.A. §44-14 62.2, the secured credisuant 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 2284 SUSSEX COURT, SNELLVILLE, GA 30078 is/are: Nakitha Phillip or tenant/tenants. Said property will be sold sub-ject to (a) any outstandproperty will be sold sub-ject to (a) any outstand-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

paid, there will be sold before the Courthouse door at Gwinnett County, Georgia, within the legal hours of sale 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-poyment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of poying the same and all expenses of this sale, in-cluding attorneys fees. The individual or entity that has full authority to negoliate, 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. Is-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 in the preceding paragraph. instrument

Said property will be sold as-is without any representation, warranty, or recourse against the above named creditor or above named creditor or the undersigned, and sub-ject to any outstanding ad valorem taxes and/or assessments, and all easements and restric-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). First Federal Bank, as Attorney-in-Fact, for Karen L Mucciaccio, by its Attorney-in-Fact, Attorne

\$76.403.52, together with a Promissory Note of equal date, 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 at GWINNETT COUNTY, Georgia, with-in the legal hours of sale on the first TUESDAY in September, 2023, the fol-lowing described properlowing described properlowing described proper-ty: All that tract or parcel of land lying and being in Land Loi 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-veyor, 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 ence for a more accurate and complete description and complete description of said property. Togeth-er with an immovable and permanent fixture attached thereto, 2007 28x56 Fleetwood Manu-factured Home, Model Eagle Trace Xtreme 4564E, Serial Nubmer(s) 454E, Serial Nubmer(s) GAFL207AB56831-ER11 Said legal description is controlling; property ad-dress is commonly known as 1382 Craig Drive, Buford, GA 30518. Map and Parcel ID#: R7305-088 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, ing, but not limited to, the nonpayment of the in-debtedness as and when debtedness as and when due. The indebtedness remaining in default, this sale will be made for the purpose of paying the sale, including attorneys fees and other payments provided for under the terms of the Security Deed and Note. Said property will be sold 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 con-stitute liens upon said property; special assess-ments; and all outstandproperty; 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 Jacqueline Corley Graham and /or tenant (s). (s). The sale will be conduct-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 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 Jacqueline Corley Graham. For informa-tion on modifying or al-tering the loan or acqui-ing further information about this Security Deed: Contact: Jason Godwin about this Security Deed: Contact: Jason Godwin Godwin Law Group 3985 Steve Reynolds Blvd, Bldg D Norcross, GA 30093 Phone: 470-427-2683 Email: igodwin@godwin-lawgroup.com /group.com 8/9 16 23 30 2023

the security instrument. Said property will be sold sub-ject to any outstanding ad valorem taxes (in-cluding taxes which are a lien, whether or not now due and payable), any matters which might be disclosed by an accu-tion of the property, any assessments, liens, en-cumbrances, zoning ordi-nances, restrictions, covenants, and any other iect a debt and any infor-mation obtained will be used for that purpose. NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY 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 July 16, 2007, recorded at Deed Book 48089, Page 874, Gwinnett County, Georgia Records, in the original principal amount of \$76,403.52, together with a Promissory Note of nances, restrictions, covenants, and any other matters of record superi-or to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party(ies) in posses-sion of the property is (are) Charlita July Flow-ers or tenant(s) or other occurants. The sale, will ers or tenant(s) or other occupants. The sale will be conducted subject to (1) confirmation that the sale is not prohibited un-der the U.S. Bankruptcy Code, (2) final confirma-tion and audit of the sta-tus of the loan with the holder of the Security Deed, and (3) any right of redemption or other lien not extinguished by Iren 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 instrugranted in the aforemen-tioned security instru-ment, specifically being Freedom Mortgage Cor-poration as Attorney in Fact for Charlita July Flowers. Nestor Solu-tions, LLC 2850 Redhill Avenue, Suite 240, Santa Ana, California 92705, (888) 403-4115, TS # 2023-06153-GA For sale infor-mation, visit: https://www.nestortruste e.com/sales\_information. e.com/sales-information.-com or call (888) 902-3989. . 8/9 16 23 30, 2023 GDP4102 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 Veronica Berry to Mort-gage Electronic Regis-tration Systems, Inc. ("MERS") as nominee for Encore Credit Corp., dated September 26, 2006, and recorded in Deed Book 47110, Page 275, Gwinnett County, Geor-gia records, as last transferred to U.S. Bank, N.A., successor trustee to LaSalle Bank National Association, on behalf of the holders of Bear Stearns Asset Backed Se-curities I Trust 2006-HEI10, Asset-Backed Cer-tificates Series 2006-HE10 by Assignment recorded in Deed Book 51946, Page 775, Gwinnett County, GDP4102 in Deed Book 51946, Page 775, Gwinnett County, Georgia records, convey-ing the after-described property to secure a Note of even date in the original principal amount of \$530,100.00, with inter-est at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, 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: All that tract or parcel of land lying and being in Land Lof 54 of the 5th District, Gwinnett Coun-ty, Georgia, being Lot 7. District, Gwinnett Coun-ty, Georgia, being Lot 7, Block G, 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, Geor-gia records, which recorded plat is incorpo-rated herein by refer-ence and made a part of this description. Said property being known as property being known as 960 Cranbrook Glen Lane 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 de-clared due because of, among other possible events of default, failure to pay the indebtedness

dures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure docu-ments may not be pro-vided until final confir-matian and audit of the status of the Ioan 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: SkyBeam Capital, LLC Attention: Loss Mitiga-tion Department 3225 Cumberland Blvd, Suite 100 Atlanta, GA 3039 404-793-2323 The foregoing notwith-trandim on this in the interest to U.S. Bank NA interest to U.S. Bank NA successor frustee to LaSalle Bank NA on be-half of holders of Bear Stearns Asset Backed Se-curities I Trust 2006-HE10 Asset-Backed Cer-tificates Series 2006-HE10 as attorney in fact for Veronica Berry Pichard B. Maner P.C. Veronica Berry Richard B. Maner, P.C. 180 Interstate N Park-way, Suite 200 Atlanta, GA 30339 404.252.4385 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COL-LECT A DEBT. ANY INFORMATION OB-TAINED WILL BE TAINED WILL BE USED FOR THAT PUR-404-793-2323 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 POSE. FC15-023 8:9,16,23,30,2023 GDP4104 gpn11 Notice of Sale Under Power Georgia, Gwinnett Georgia, Gwinnett County Under and by virtue of the Power of Sale con-tained in a Deed to Se-cure Debt given by Inter-national Property Con-sortium LLC, a Georgia Imited liability company to SkyBeam Capital REIT LLC, dated July 5, 2022, and recorded in Deed Book 60062, Page 529. Gwinnett County, This sale is conducted on behalf of the secured creditor under the power of sale granted in the Deed Book 60062, Page 529, Gwinnett County, Georgia records, convey-ing the after-described property to secure a Note of even date in the original principal amount of \$160,000.00, with inter-est at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia, within the legal pany door of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in September 5, 2023, the following de-scribed property: All that tract or parcel of land lying and being in the City of Lawrenceville, Land Lot 174 and 179 of the 5th Land District of Gwin-nett County Georgia, be-ing more particularly de-scribed as follows: Too, find the URUE scribed as follows: To find the TRUE POINT OF BEGINNING commence at the inter-section of the northerly right-of-way of the fortherly Springlake Road (60-foot right-of-way) and the centerline of Paper Mill Road; THENCE along soid centerline of Paper Road; THENCE along said centerline of Paper Mill Road North 43 de-grees 35 minutes 21 sec-onds West for a distance of 151.98 feet to a point on the aforesaid center-line, THENCE leaving said centerline North 45 degrees 50 minutes 02 seconds East for a dis-tance 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 dis-tance of 166.28 feet to a point; THENCE continu-ing 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-ded by a chord of North 44 degrees 35 minutes 04 seconds West for a dis-tance 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 dis-tance of 119.54 feet to a point, said point being a 1/2 rebar set; THENCE North 45 degrees 36 minutes 01 seconds East for a dis-tance of 119.54 feet to a point, said point being a 1/2 rebar set; THENCE North 45 degrees 50 min-utes 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 30 minutes 55 seconds East for a distance of 131.37 feet to a point. 131.37 feet to a point, said point being a 1/2 re-bar set; THENCE South 44 degrees 09 minutes 58 seconds East for a dis-tance of 52.21 feet to a point, said point being a 1/2 rebar set; THENCE South 45 degrees 50 min-utes 02 seconds West for utes 02 seconds West for a distance of 436.17 feet to a 1/2 rebar set on the 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. The debt re-maining in default, this sale will be made for the purpose of paying 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

GDP4105 gpn11 Notice of Sale Under

POSE. FC23-134

Way, Suite 200 Atlanta, GA 30339 404.252.6385 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OB-TAINED WILL BE

TAINED WILL BE USED FOR THAT PUR-

8:9,16,23,30,2023

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 Inter-national Property Con-sortium LLC, a Georgia limited liability company to SkyBeam Capital REIT LLC, dated July 5, 2022, and recorded in Deed Book 60062, Page 423, Gwinnett County, Georgia records, convey-Georgia records, convey-ing 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 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, 2023, the following de-scribed property: All that tract or parcel of land lying and being in Land Lot 188 of the 6th District of Gwinnett County, Georgia, and be-ing more particularly de-District of Gwinnen County, Georgia, and be-ing more particularly de-scribed as follows: Condominium Unit 894A of Shady Oaks Town-homes, a Condominium, Phase One, as more par-ticularly described and delineated in the Decla-ration of Condominium for Shady Oaks Town-homes, a Condominium, recorded in Deed Book 2693, Page 190, et sea, Gwinnett County, Geor-gia Records, as may be amended, together with all right, title and inter-est in the common ele-ments as set forth in said Declaration. This conveyance is made subject to the Declara-tion and all matters refsubject to the Declara-tion and all matters ref-erence therein, all mat-ters shown on the plat recorded in Condomini-um Plat Book 1, Page 106, Gwinnett County, Georgia Records, as may be amended. Parcel ID Number R6188A006 Subject to any Fase-

230 Atlanta, GA 30350 Email: Ga.foreclo-sure@qpwblaw.com EXHIBIT A

SUPERADAVISION COM EXHIBIT A 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 LAND LOT 266, 6TH DIS-TRICT, GWINNETT COUNTY, GEORGIA. 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 RECORDS WHICH PLAT IS INCOR-PORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE. ALSO KNOWN AS: 3065 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-DER POWER GEORGIA, GWINNETT COUNTY Under and by virtue of

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 569, Gwinnett County, Georgia Records, in the orisinal principal amount of \$&61;50:00 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, Georgia Records, together with a Promissory Note of equid date, with intergia Records, fogether 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: ALL THAT TRACT OR PARCEL OF LAND ly-ing and being in Land Lot 125 of the 5th District of Gwinnett County,

aforementioned security instrument, specifically

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

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 AT-TEMPTING TO COL-LECT A DEBT. ANY INFORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. FC23-089 8:9.16.23.30.2023

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

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 Inter-national Property Con-sortium 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, convey-ing the after-described property to secure a Note of even date in the original principal amount of \$262,500.00, with inter-est at the rate specified therein, there will be sold by the undersigned door of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in September, 2023, the following de-scribed property: All that tract or parcel of land lying and being in Land Lot 116 of the 6th District, Gwinnett County, Georgia, being Lot &, Block B, North Clouds subdivision, Unit Six, as per plat recorded in Plat Book Z, Pate 177, Gwin-nett County, Georgia Records, which plat is in-corporated herein by ref-erence and made a part of this description. Said

of this description. Said property being known as 353 Old Rosser Road ac-cording to the present system of numbering property in Gwinnett County Gorgia. Parcel ID Number: R4116-245 Subject to any Ease-ments or Restrictions of Record.

Record. The debt secured by said The debt secured by said Deed to Secure Debt has been and is hereby de-clared due because of, among other possible events of default, failures to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Se-cure Debt. The debt re-maining 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 at-torneys fees (notice of in-tent to collect attorneys fees having been given). Said property is com-monly known as **353 Old**  Subject to any Ease-ments or Restrictions of

Record. The debt secured by said The debt secured by said Deed to Secure Debt has been and is hereby de-clared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the manner provided in the Note and Deed to Se-cure Debt. The debt re-maining in default, this sale will be made for the purpose of paying the maining 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 at-torneys fees (notice of in-tent to collect attorneys fees having been given). Said property is com-monly known as 894 Six Odks Circle, Unit A, Norcross, GA 30093, to gether with all fixtures and personal property at-tached to and constitut-ing a part of said proper-ty. To the best knowl-dege and belief of the un-dersigned, the party (or parties) in possession of the subject property at (are): International Property Consortium LLC, c/o Adewale Owom-oyela, as members and/or guarantors or ten-ant or tenants.

and/or guarantors or ten-and/or guarantors or ten-ant or tenants. Said property will be sold subject to (a) any out-standing ad valorem tax-es (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accu-rate survey and inspec-tion of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, ease-