GEORGIA IN DEED

BOOK 16628, PAGE 237 DESCRIBED AS FOL-

Foreclosures

Foreclosures

Gpn11
gdp4156
NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Kathy Rendon
to Mortgage Electronic
Registration Systems,
Inc., as grantee, as nominee for CrossCountry
Mortgage, Inc., its successors and assigns, dated July 2, 2018, recorded
in Deed Book 56030, Page
706, Gwinnett County,
Georgia Records, as last
transferred to CrossCountry Mortgage, LLC 706, Gwinnett County, Georgia Records, as last transferred to Cross-Country Mortgage, LLC by assignment recorded in Deed Book 60721, Page 289, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED FORTY-ONE THOUSAND FIFTY AND 07100 DOLLARS (\$341,050.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in Septemer. 2023. the following gai nours or sale on the first Tuesday in Septem-ber, 2023, the following described property: SEE EXHIBIT A AT-TACHED HERETO AND MADE A PART HERE-

OF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Mote and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including aftorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

en). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxes which are all the right of redemption of any taxes. ing authority, any mat ters which might be dis ing authority, any mathers which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. CrossCountry Mortgage, LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full

with OCGA \$ 44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Cross-Country Mortgage, LLC, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047, 8006/94268.
Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Kathy Rendon or a tenant or tenants and said property is more commonly known as 5037 Fellowship Dr. Buford, Reparting 30519 Should a monly known as 5037 Fel-lowship Dr, Buford, Georgia 30519. Should a conflict arise between the property address and the legal description the legal description will

the legal description the legal description will control.

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.

CrossCountry Mortgage, LLC as Attorney in Fact for

as Afforney in Fact for Kathy Rendon McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-line.net EXHIBIT A

Inne.net
EXHIBIT A
All that tract or parcel of
land lying and being in
Land Lot 3 of the 1st District, Puckett's GMD
1397, Gwinnett County,
Georgia, being Lot 20,
Block "A", Old Friendship Place Subdivision
F/K/A Old Friendship
Community, as per plat
recorded in Plat Book
127, Pages 87-88, Gwinnett County, Georgia
records, which plat is
hereby incorporated by
reference thereto and
made a part of this description.
MR/jay 9/5/23
Our file no. 23-12119GA
FT18
08/09/2023, 08/16/2023,

08/23/2023, 08/30/2023.

FT18 08/09/2023, 08/16/2023,

gdp4159 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT

COUNTY
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Sylvia A Hayes
to Mortgage Electronic
Registration Systems,
Inc., as grantee, as nominee for Nationstar Mortgage LLC DBA Greenlight Loans, its succespare and resears dated sors and assigns, dated December 22, 2016, recorded in Deed Book recorded in Deed Book 54895, Page 893, Gwinnett County, Georgia Records, as last transferred to Nationstar Mortgage LLC by assignment recorded in Deed Book 60612, Page 31, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the after-described property to secure a Note in the original principal amount of SEVENTY-SIX THOUSAND THREE HUNDRED TWELVE AND 0/100 DOLLARS (\$76,312.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in September, 2023, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HERE-OF erty to secure a Note in the original principal

The debt secured by said Security Deed has been Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been giv-

9075 Foreclosures

Said property will be sold subject to any outstand-ing ad valorem taxes (insubject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Nationstar Mortgage LLC is the holder of the Security Deed to the

Nationstar Mortgage
LLC is the holder of the
Security Deed to the
property in accordance
with OCGA § 44-14-162.2.
The entity that has full
authority to negotiate,
amend, and modify all
terms of the mortgage
with the debtor is: Nationstar Mortgage, LLC,
8950 Cypress Waters

tionstar Mortgage, LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Sylvia A Hayes or a tenant or tenants and said property is more com-

sylvia A Hayes or a tenants and said property is more commonly known as 5717 Brooklyn Lane, Norcross, Georgia 30093. Should a conflict arise between the property address and the legal description the legal description will control. 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.

Mationstar Mortgage
LLC
as Attorney in Fact for
Sylvia A Hayes
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell & GA 30076 Roswell, GA 30076 www.foreclosurehot-

www.foreclosurehot-line.net
EXHIBIT A
ALL THAT TRACT OR
PARCEL OF LAND LYING AND BEING IN
LAND LOT 170 OF THE
6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING:
LOT 31, BLOCK A,
RROOKFIELD SUBDI-GIA, BEING:
LOT 31, BLOCK A,
BROOKFIELD SUBDIVISION, UNIT ONE, AS
PER PLAT THEREOF
RECORDED IN PLAT
BOOK 22, PAGE 185,
GWINNETT COUNTY,
GEORGIA RECORDS,
WHICH PLAT IS INCORPORATED HEREIN
AND MADE A PART
HEREOF BY REFERENCE.

ENCE. ENCE. Commonly Known As: 5717 BROOKLYN Lane, Norcross, GA 30093 Parcel ID: R6170 356 MR/meh 9/5/23 Our file no. 23-11683GA -FT2

08/09/2023, 08/16/2023, 08/23/2023, 08/30/2023.

Gpn11
gdp4162
NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
Under

GEORGIA, GWINNETT COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Joan Penn and Hugo Penn to Mortgage Electronic Registration Systems, Inc., a grantee, as nominee for Academy Mortgage Corporation, its successors and assigns, dated October 23, 2012, recorded in Deed Book 51780, Page 34, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 55287, Page 645, Gwinnett County, Georgia Records, as last transferred to Wells Fargo Bank, NA by assignment recorded in Deed Book 52299, Page 185,

90 BONK, NA by assignment recorded in Deed Book 52299, Page 185, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED EIGHTY-SIX THOUSAND THREE HUNDRED SIXTY-EIGHT AND 0/100 DOLLARS (\$186,368.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court

to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in September, 2023, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said

The debt secured by said security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

Said property will be sold

s 1.5-1.1 naving been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any mathers which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any mathers of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Wells Fargo Bank, NA is the holder of the Security Deed for the property in accordance with OCGA § 441-4162.

The entity that has full authority to negotiate amend, and modify all terms of the mortgage with the debtor is: Wells Fargo Bank, N.A., PO Box 10335. Des Moines, IA 50306, 1-800-416-1472. Note, however, that such entity is not required by

IA 50306, 1-800-416-1472.
Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.
To the best knowledge and belief of the undersigned, the party in possession of the property is Joan Penn, Estate of Hugo Penn and Hugo Penn or a tenant or tenants and said property is more commonly known as 1883 lvy View Walk, Loganville, Georgia 30052. Should a conflict Loganville, Georgia
30052. Should a conflict
arise between the property address and the legal description the legal
description will control.

9075 Foreclosures The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed deed.
Wells Fargo Bank, NA
as Attorney in Fact for
Joan Penn and Hugo
Penn

McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-

www.foreclosurehot-line.net EXHIBIT A All that tract or parcel of land lying and being in Land Lot 273 of the 4th District, Gwinnett Coun-ty Georgia being Lot 36 inclusive, Black A, of Ar-bors at Rosebud Subdivi-sion, as per plat thereof recorded in Plat Book 116, Pages 59-61, revised at plat Book 126, Pages 38-40, Gwinnett County, Georgia Records, which plat is incorporated here-in by reference and made part of this de-scription MR/jay 9/5/23

MR/iay 9/5/23 Our file no. 574017 - FT5 08/09/2023, 08/16/2023, 08/23/2023, 08/30/2023

Gpn11

Gpn11
gdp4165
NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Stacey A Adams
and Hubert Dennis to
Mortgage Electronic
Registration Systems,
Inc., as grantee, as nominee
for Fremont Investment & Loan, its successors and assigns, dated
November 19, 2004,
recorded in Deed Book November 19, 2004, recorded in Deed Book 40900, Page 27, Gwinnett County, Georgia

recorded in Deed Book 40900, Page 27, Gwinnett Country, Georgia Records, as last transferred to Chase Mortgage Holdings, Inc. s/b/m to JPMC Specialty Mortgage LLC by assignment recorded in Deed Book 49001, Page 149, Gwinnett Country, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED EIGHTY-SIX THOU-SAND THREE HUNDRED TWO AND 0/100 DOLLARS (\$286,302.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett Country, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in September, 2023, the following described property: SEE EXHIBIT A ATTACHED HERETO AND The debt secured by said

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the Mote and Security Deed. The debt remaining in default, this sale will be made for the purpose of poying the same and all

made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are sing ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "assis" basis with-Said property will be sold on an "as-is" basis with-out any representation, warranty or recourse against the above-named or the undersigned. Chase Mortgage Hold-

or the undersigned.
Chase Mortgage Holdings, Inc. s/b/m to JPMC
Specialty Mortgage LLC
is the holder of the Security Deed to the property
in accordance with
OCGA § 44-14-162.2.
The entity that has full
authority to negotiate,
amend, and modify all
terms of the mortgage
with the debtor is: JPMorgan Chase Bank, National Association, 3415
Vision Drive, Columbus,
OH 43219, 800-446-8379,
Note, however, that such
entity is not required by
law to negotiate, amend
or modify the terms of
the loan.
To the best knowledg
and belief of the undersigned, the party in possession of the property is
Stacey A Adams and Hubert Dennis or of tenant

session of the property is Stacey A Adams and Hubert Dennis or a fenant or tenants and said property is more commonly known as 931 Simonton Crest WY, Lawrenceville, Georgia 30045. Should a conflict crise between the property address and the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed

deed.
Chase Mortgage Hold-ings, Inc. s/b/m to JPMC Specialty Mortgage LLC as Attorney in Fact for Stacey A Adams and Hubert Dennis McCalla Raymer Leibert

Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-

line.net
EXHIBIT A
All that tract or parcel of
land lying and being in
Land Lot 182 of the 5th
District, Gwinnett County, Georgia, being Lot 37,
Pidraview Subdivision ty, Georgia, being Lot 37, Ridgeview Subdivision, Block "A", Unit One, as per plat recorded in Plat Book 103, Pages 40-42, Gwinnett County, Georgia Records, said plat being incorporated herein and made a part hereof by reference. MR/iay 9/5/23 Our file no. 51568406 - FT3

08/09/2023. 08/16/2023.

08/09/2023, 08/16/2023, 08/23/2023, 08/30/2023.

Gpn11 gdp4216 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT

GEORGIA, GWINNETT COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Alfreda L Burns and Derrick Williams to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Broker Solutions, Inc., dba New American Funding, its successors and assigns, dafed October 18, 2021, recorded in Deed Book 59312, Page 115, Gwinnett County, Georgia Records, as last transferred to New American Funding LLC F/K/A Broker Solutions, Inc., D/B/A New American. COUNTY

can Funding by assignment recorded in Deed Book 60703, Page 165, Gwinnett County, Georgia Records, conveying the after-described property to cover a Note in the after-described property to secure a Note in the original principal amount of FOUR HUNDRED NINETY-FIVE THOUSAND NINE HUNDRED AND 0/100 DOLLARS (\$495,900.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in September, 2023, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

9075

Foreclosures

9075

MADE A PART HERE-OF

WADE A PART HERE-OF

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of poying the same and all expenses of this sale, as provided in the Security Deed and by law, including aftorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

en).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. New American Funding LLC F/K/A Broker Solutions, Inc., D/B/A New American Funding is the holder of the Security Deed to the property in accordance with OCGA \$4414162.2. The entity that not yet dispersions. Said property will be sold

or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. 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 iudicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

Mortgage Electronic Registration Systems, Inc. as nominee for Mortgage Lenders Network USA, Inc. dated August 18, 2006 and recorded on August 23, 2006 in Deed Book 46298, Page 799, Gwinnett County, Georgia Records, and later assigned to Quarry Mortgage Trust III by Assignment of Security Deed recorded on

Assignment of Security
Deed recorded on
September 3, 2014 in
Deed Book 53108, Page
304, Gwinnett County,
Georgia Records, conveying the after-described property to secure a Note in the original principal amount of

nal principal amount of Fifty-Two Thousand Six Hundred And 00/100 Dol-

Hundred And 00/100 Dollars (\$52,600.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on September 5, 2023 the following described proper-

lowing described proper-

of intent to collect arrorneys fees having been
given).
Your mortgage servicer,
Franklin Credit Management Corporation, as
servicer for Quarry
Mortgage Trust III, can
be contacted at 1-800-2555897 or by writing to P.O.
Box 829629, Philadelphia,
PA 19182, to discuss possible alternatives to
avoid foreclosure.
Said property will be sold
subject to any outstanding ad valorem taxes (including taxes which ar
a lien, but not yet due
and payable), any matters which might be disclosed by an accurate
survey and inspection of
the property any assess-

Deed to the property in accordance with OCGA \$ 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortsage with the debtor is: New American Funding, 11001 Lakeline Blvd, Suite 325, Austin, TX 7817, 800-893-5304. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the porty in possession of the property is Alfreda L Burns or a tent of the thickness of the suite of the thickness of the property is more commonly known as 4620 Deep Creek Drive, Sugar Hill, Georgia 30518. Should a conflict arise between the property adress and the legal description will control. 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. New American Funding LLC F/K/A Broker Solution

deed.
New American Funding
LLC F/K/A Broker Solutions, Inc., D/B/A New
American Funding
as Attorney in Fact for
Alfreda L Burns and
Derrick Williams
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net

line.net EXHIBIT A EXHIBIT A
All that tract or parcel of land lying and being in Land Lot 275 of the 7th District, Gwinnett County, Georgia and being Lot 32, Block B, West Price Hills, as per plat recorded in Plat Book 36, Page 245, Gwinnett County records, which plat is referred to hereby as reference for more particureterred to hereby as reterence for more particular description and delineation of the lot dimensions thereof.

MR/chr 9/5/23

Our file no. 23-12238GA – FT17

08/09/2023, 08/16/2023, 08/23/2023, 08/30/2023.

Gpn11
gdp4219
NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of
Sale contained in a Security Deed given by Jerry
A Brown and Mary C
Morris to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Branch Banking and Trust Company, its successors and assigns dated 7711/2003 and recorded in Deed Book 35258 Page 226 and modified at Deed Book 50723 Page 384 and modified at Deed Book 5073 Page 854 Gwinnett County, Georgia records; as last transferred to or acquired by Truist Bank, formerty known as Gpn11 quired by Truist Bank, formerly known as Branch Banking and Trust Company, conveying the ofter-described property to secure a Note in the original principal amount of \$174,432.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the

at public outery to the highest bidder for cash before the Courthouse door of Gwinnett County, acor of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of said on September 5, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case Holiday, in which case being the first Wednes-day of said month), the following described prop-

following described property:

ALL THAT TRACT OR PARCEL OF LAND LY.

NOW THAT TRACT OR PARCEL OF LAND LY.

NOW THAT TRACT OR PARCEL OF LAND LY.

BY OF THE STRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT LY.

RECORDED IN PLAT RECORDED IN PLAT RECORDED IN PLAT SHOOK ST, PAGE 19, GWINNETT COUNTY, GEORGIA RECONDE, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE THERETO.

The debt secured by said

survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

To the best knowledge and belief of the undersigned, the porties in possession of the property are Ingrid Rivera or tenant(s); and said property is more commonly erty is more commonly known as 1760 Glen Ryan The debt secured by said Security Deed has been Court, Loganville, GA 30052.
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 Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default this sale will be 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 Security Deed and by law, including aftorneys fees (notice of intent to collect aftorneys fees having been holder of the security deed.
Quarry Mortgage Trust
III as Attorney in Fact
for Ingrid Rivera and
Steven Rivera
McMichael Taylor Gray,
LLC
3550 Engineering Drive,
Suite 260

9075 Foreclosures Foreclosures given).
Said property is commonly known as 3712
Strathmore Drive, Dutth, GA 30096 together with all fixtures and personal property attached to and constituting a part of said property, if any to the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Jerry A Brown or tenant or tenants.
Truist Bank is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
Truist Bank Mortgage Loan Servicing P.O. Box 2467 Greenville, SC 29602-2467 1-800-827-3722
Note, however, that such entity or individual is not required by law to negotiate, amend or modify the ferms of the loan. 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 or not yet due and payable and which may not be descont (c) the Peachtree Corners, GA 30092 404-474-7149 MTG File No.: GA2023-00101 08/09/2023 08/16/2023 08/23/2023

08/30/2023

Gpn11

GPN11
9dp4228
NOTICE OF FORECLOSURE SALE UNDER
POWER
GWINNETT COUNTY,
GEORGIA
THIS IS AN ATTEMPT
TO COLLECT A DEBT.
ANY INFORMATION
OBTAINED WILL BE
USED FOR THAT PURPOSE.
Under and by virtue of
the Power of Sale conconcined in a Security Deed
given by Cesar
Goncalves to Lyon Financial Group, Inc.. det
ded January 25, 1994 and
recorded on February 9,
1994 in Deed Book 980,
Page 231, Gwinnett County,
Georgia Records,
modified by Loan Modification recorded on
March 8, 2018 in Deed
Book 55746, Page 423,
Gwinnett County, Georgia Records, and later
assigned to U.S. Bank
Trust National Association, as Trustee of the
Tiki Series IV Trust by
Assignment of Security
Deed recorded on
November 1, 2021 in
Deed Book 59356, Page
105, Gwinnett County,
Georgia Records, conveying the after-described property to se-Georgia Records, com-veying the after-de-scribed property to se-cure a Note in the origi-nal principal amount of Sixty-Nine Thousand Two Hundred Fifty And 00/100 Dollars (\$69,250.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, within the legal hours of sale on September 5, 2023 the fol-lowing described proper-ty:

lowing described property:
All that tract or parcel of
land lying and being in
Land Lot 11 of the 5th
District, Gwinnett County, Georgia, being Lot 10,
Block D of Five Oaks
Subdivision, as per plat
recorded in Plat Book 3,
Page 43, Gwinnett County, Georgia records,
which plat is incorporat-Page 43, Gwinnett County, Georgia records, which plat is incorporated herein by reference and made a part hereof. Tax ID #: R5011 041 The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as an offer of the possible events of the manner provided in the Note and Security Deed the Note and Security Deed the possible sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees (notice of intent to collect attorneys).

me status of me load as provided immediately above.
Truist Bank, formerly known as Branch Bank-ing and Trust Company as agent and Attorney in Fact for Jerry A Brown and Mary C Morris Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1207-1601A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECTA DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1207-1601A
08/09/2023, 08/16/2023, 08/23/2023, 08/30/2023. GPN11
gdp4227
NOTICE OF FORECLOSURE SALE UNDER
POWER
GWINNETT COUNTY,
GEORGIA
THIS IS AN ATTEMPT
TO COLLECT A DEBT.
ANY INFORMATION
OBTAINED WILL BE
USED FOR THAT PURPOSE.
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Ingrid Rivera
and Steven Rivera to
Mortgage Electronic
Registration Systems,
Inc. as nominee for

ing into hiers lees tilbuted of intent to collect attorneys fees having been given).
Your mortgage servicer, SN Servicing Corporation, as servicer for U.S. Bank Trust National Association, as Trustee of the Tiki Series IV Trust, can be contacted at 800-603-0836 or by writing to 232 Fifth Street, Eureka, CA 95501, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the parties in possession of the property are Cesar Goncalves, Libby Lane Heir of the Estate of Henrietta Lee Gencalves, Chris Atkinson, Heir of the Estate of Henrietta Lee Center of the Norther than Company to the property of the property of the Estate of Henrietta Lee Center of the Norther than Center of the Norther of the Estate of Henrietta Lee Center of the Norther of the Estate of Henrietta Lee Center of the Norther of the Estate of Henrietta Lee Center of the Norther of the Norther of the Norther of the Partiet of the Estate of Henrietta Lee Center of the Norther of the Partiet of the Estate of Henrietta Lee Center of the Norther of the Partiet of the Parti

Estate of Henrietta ee
Goncalves, Chris Atkinson, Heir of the Estate of
Henrietta Lee Goncalves
and Stacey Atkinson,
Heir of the Estate of
Henrietta Lee Goncalves
or tenant(s); and said
property is more commonly known as 2873
Five Oaks Circle SW, Lilburn, GA 30247.
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.
U.S. Bank Trust National

September 5, 2023 the following described property:
All that tract or parcel of land lying and being in Land Lot 66 of the 5th District, Gwinnett County, Georgia, being Lot 19, Block A, Unit Two, Streamwood Glen Subdivision, according to plat of survey recorded in Plat Book 61, page 188, Gwinnett County, Georgia Records, which plat and the record thereof are incorporated herein by reference thereto. Tax ID #: R5066 266
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). deed.

U.S. Bank Trust National
Association, as Trustee
of the Tiki Series IV
Trust as Attorney in Fact
for Cesar Goncalves and
Lee Goncalves
McMichael Taylor Gray,
LLC
Suite 260
Peachtree Corners, GA
30092

30092 404-474-7149 MTG File No.: GA2023-00295 08/09/2023 08/16/2023 08/23/2023

08/30/2023 Gpn11 gdp4230 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY

COUNTY
Under and by virtue of
the Power of Sale contained in a Security Deed
given by James Ryan
Proctor and Maria
Gabriela Giron-Proctor
to ABN AMRO Mortgage

Gabriela Giron-Proctor
to ABN AMRO Mortgage
Group, Inc., dated
February 20, 2004,
recorded in Deed Book
37194, Page 101, Gwinnett
County, Georgia
Records, as last transferred to Federal Home
Loan Mortgage Corporation, as Trustee for the
benefit of the Freddie
Mac Seasoned Credit
Risk Transfer Trust, Series 2022-1 by assignment
recorded in Deed Book
60243, Page 435, Gwinnett
County, Georgia
Records, conveying the
after-described property
to secure a Note in the
original principal amount
of THREE HUNDRED
THREE THOUSAND
TWO HUNDRED FIFTY of THREE HUNDRED THREE THOUSAND TWO HUNDRED FIFTY AND 0/100 DOLLARS (\$303,250.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the leyal hours of sale on the first Tuesday in September, 2023, the following described property:

described property:
SEE EXHIBIT A ATTACHED HERETO AND
MADE A PART HEREOF OF
The debt secured by said
Security Deed has been
and is hereby declared
due because of, among
other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as

provided in the Security Deed and by law, includ-ing attorney's fees (no-tice pursuant to O.C.G.A. § 13-1-11 having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation. Said property will be sold

9075

holder of the Security Deed.

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Carrington Mortgage Services, LLC, Loss Mitigation Dept., 1600 South Douglass Road Suite 200A, Anaheim, CA 92806, Telephone Number: 800-561-4567. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify out any representation, warranty or recourse against the above-named or the undersigned. Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Sea-soned Credit Risk Trans-fer Trust, Series 2022-1 is the holder of the Secu-rity Deed to the property in accordance with OCGA 8 44-14-162.

rity Deed to the property in accordance with OCGA's 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicins LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6059. Note, however, that such entity is not required by

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Maria Charleta session of the property is Maria Gabriela Giron, Maria Gabriela Giron-Proctor and David J Bradford or a tenant or tenants and said proper-ty is more company. trial and said proper-ty is more commonly known as 3891 Kingsley Park Lane, Duluth, Geor-gia 300%. Should a con-flict arise between the property address and the legal description the le-gal description will con-trol.

trol.

The sale will be conduct-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.

Federal Home Loan Mortgage Corporation, as Trustee for the benefit as Trustee for the benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2022-1 as Attorney in Fact for James Ryan Proctor and Maria Gabriela GironProctor McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net

WWW.foreclosurehot-line.nef
EXHIBIT A
ALL THAT TRACT OR
PARCEL OF LAND LYING AND BEING IN
LAND LOT 300, OF THE
6TH DISTRICT OF
GWINNETT COUNTY
GEORGIA, BEING LOT
7, BLOCK A, OF THAT
CERTAIN PLAT OF
BROOKFIELD CHASE
SUBDIVISION, PHASE
2, AS PER
PLAT
RECORDED IN PLAT
BOOK 96 AT PAGES 213215, GWINNETT COUNTY, GEORGIA
DEFCORDS SAID PLAT 215, GWINNETT COUNTY, GEORGIA
RECORDS, SAID PLAT
BEING INCORPORATED HEREIN AND
MADE A PART HEREOF BY THIS REFERENCE.
MR/iay 9/5/23
Our file no. 516218 - FT7
08/09/2023, 08/16/2023,
08/23/2023, 08/30/2023.

Gpn11

gia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THIRTY-ONE THOUSAND AND 0/100 DOLLARS (\$131,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett Country, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in September, 2023, the following described property: SEE EXHIBIT A ANTACHED HERETO AND MADE A PART HERE-OF The debt secured by said Gpn11
gdp4359
NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
By virtue of a Power of
Sale contained in that
certain Security Deed
from DOMINQUE
SHORTS and VELMER
HUDSON-BUCKINGHAM to MORTGAGE The debt secured by said security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the Mote and Security Deed. HAM to MORTGAGE ELECTRONIC REGIS-TRATION SYSTEMS ELECTRONIC REGISTRATION SYSTEMS
INC. AS GRANTEE, AS
NOMINEE FOR EQUITY PRIME MORTGAGE, LLC, dated June 8, 2020, recorded July 2, 2020, in Deed Book 57620, Page 577, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Eighty-Four Thousand Six Hundred Forty-Eight and 00/100 dollars (\$284,648.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Note and Security Deed.
The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are cluding taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF9 Master Participation Trust is the holder of the Security Deed to the property in accordance with OCGA \$44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Fay Servicing, LLC, 425 S. Financial Place, Suite 2000, 495-7166. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the best knowledge and belief of the undersigned, the porty in possession of the property in possession of the prop FSB, as trustee of Stanwich Mortgage Loan Trust F, there will be sold 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 November, 2023, all property described in said Security Deed including but not limited to the following described property:

Ing described property:

ALL THAT TRACT OR PARCEL OF LAND LY 1NG AND BEING IN LAND LOT 2, OF THE 2ND DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING KNOWN AS LOT 141, BLOCK A OF MINERAL SPRINGS CROSSING, UNIT SIX, AS MORE PARTICULARLY DESCRIBED ON PLAT OF SURVEY RECORDED AT PLAT BOOK 105, PAGE 125, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATION AND MADE A PART HEREIN AND MADE A PART HERE-OF BY REFENCE.

APIN R2002-432
ADDRESS: 4172 DURAN LANE, AUBURN, GA 30011
PARCEL ID: R2002-432

LANE, AUBURN, GA 30011
PARCEL ID: R2002-432
Said legal description being controlling, however the property is more commonly known as 4172
DURAN LANE, AUBURN, GA 30011.
The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.
Said property will be solution as security and an are-is basis without

Deed.
Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding and valerem may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an 9075 Foreclosures inspection of the proper-ty; all zoning ordinances: assessments; liens; en-

Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071

300/1 Telephone Number: (877) 813-0992 Case No. CMS-23-03321-2 Ad Run Dates 08/16/2023, 10/11/2023, 10/18/2023, 10/25/2023, 11/01/2023

GPN11
gpq4117
NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
Under and

COUNTY
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Sandra L Gibson and Stephen D Gibson to Ameriquest Mortgage Company, dated
December 12, 2004,
recorded in Deed Book
41146, Page 72, Gwinnett
County.

41146, Page 72, Gwinnett County, Georgia Records, as last transferred to U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust by assignment recorded in Deed Book 54968, Page 551, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in

rlselaw.com/property-listing 08/16/2023

10/11/2023 10/18/2023

11/01/2023

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

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is DOMINQUE SHORTS, VELMER HUDSON-BUCKING-HAM, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.

The entity having full subscript of the status of the loan with the holder of the Security Deed.

DESCRIBED AS FOLLOWS:
ALL THAT TRACT OR
PARCEL OF LAND LYING AND BEING IN
LAND LOT 95 OF THE
6TH DISTRICT OF
GWINNETT COUNTY,
GEORGIA, BEING 0.434
ACRES ACCORDING TO
A SURVEY FOR LOUIE
COFER, DATED
MARCH 31, 1971 BY
MACK L. MEEKS, GA.
R.L.S. #1497 AND MILES
H. HANNON, GA. R.L.S.
#1528, FILED FOR
RECORD ON APRIL 12,
1971 IN PLAT BOOK U,
PAGE 156, GWINNETT
COUNTY, GEORGIA
RECORDS.
MR/ca 9/5/23
OUR file no. 23-12087GA FT18

08/09/2023, 08/16/2023, 08/09/2023, 08/16/ 08/23/2023, 08/30/2023. 08/16/2023,

9075

LOWS

Right to Redeem

GDP3978 gpn11
Notice to Foreclose
Right of Redemption
State of Georgia
County of Gwinnett

To: 1.Raymond Hayes, Jr. individually and as Admin-istrator of the Estate of Irma Yvonne Hayes 2.Laura Lynnette Jones 3.Igor Vukojevic 3.190r Vukujevic 4.Raymond A. Hayes 5.Estate of Raymond A.

6.Occupant/Tenant/Resident of Real Propert dent of Real Property
Described Below
7.All Parties Who Claim
an Interest in the Real
Property Described Be-TAKE NOTICE THAT: The right to redeem following property,

secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.
WILMINGTON SAVINGS
FUND SOCIETY, FSB,
AS TRUSTEE OF STANWICH MORTGAGE
LOAN TRUST F
as Attorney in Fact for DOMINQUE SHORTS,
VELMER HUDSONBUCKINGHAM
THE BELOW LAW
FIRM MAY BE HELD
TO BE ACTING AS A
DEBT COLLECTOR,
UNDER FEDERAL
LAW. IF SO, ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.
Attorney Contact: Rubin All that tract or parcel of land conveyed by deed to Raymond A. Hayes and Yvonne F. Hayes recorded to Deed Book 1459, Page 347, Gwinnett County, Georgia records, being known as 1932 and 1942 South Oak Drive, Lawrenceville, GA 30044 and being known as tax parcel No. R7004-190 and R7004-191 per the records of the Gwinnett County Tax Commissioner and the plat maps of the Gwinnett County Tax Assessor. All that tract or parcel of

rine plat maps of the Gwinnett County Tax Assessor. This property now known as 1932 and 1942 South Oak Drive, Lawrenceville, GA 30044 (street address) and having tax parcel identification number R7004-190 and R7004-191, Will expire and be forever barred and foreclosed from the right of redemption as of midnight on September 8, 2023 or within 30 days after legal service of the Notice pursuant to O.C.G.A. \$48-445, et sea, whichever date is later. The tax deed to which this notice relates is dated 03/06/2018, and is recorded at Deed Book 55804, Page 898-901, Gwinnett County, Georgia records.

53804, Page 898-90, Georgia records. Said property may be redeemed at any time on or before the time and date stated above, by payment of the redemption price as fixed and provided by law to the undersigned at the following address: Liqin Zhu, c/o James P. Blum, Jr., Esq., Blum & Campbell, LLC, 3000 Langford Road, Bldg. 100, Peachtree Corners, GA 30071;470-365-2890; im@blumcampbell.com Take due notice and govern yourself accordingly. 8/9 16 23 30 2023

GDP4033

gpn11
NOTICE OF FORECLOSURE OF RIGHT OF
REDEMPTION
STATE OF

GEORGIA/COUNTY OF GWINNETT
TO: 1) Estate of Yvonne
S. Overstreet, 2) Unknown Heirs and Assigns
of Estate of Yvonne S.
Overstreet, 3) City of
Auburn, Georgia, 4)
Gwinnett County Tax
Commissioner, 5) all
Tenants/Residents/Occupants, and 6) All Persons
Known or Ulnknown who

Tenants/Residents/Occupants, and 6) All Persons Known or Unknown who may claim an interest in property known as 4393 Saddlecreek Ct., Auburn, Georgia 30011
TAKE NOTICE THAT: The right to redeem the described property as 4393 Saddlecreek Ct., Auburn, Georgia 30011
(Tax Parcel R2004A047), as 5010ws, to wit: All that tract or parcel of land lying and being in the 1587th G.M. District, Gwinnett County, Georgia, being Lot 47, Block A, Unit Two, as shown on plat recorded in Plat Book 42, Page 288, Gwinnett County Records. Being the portion of Lot 47, Block A, Unit Two located in Gwinnett County, Georgia. As described in Deed Book 12218, Page 12. Further described as Map & Parcel R2004A047. Will expire and be forever foreclosed and barred

Parcel R2004A047.
Will expire and be forever foreclosed and barred on and after the 29th day of September, 2023, or 30 days from service of notice.
The tax deed to which this notice relates is dated the 3rd day of August, 2021, and is recorded in the office of the Clerk of the Superior Court of

2021, and is recorded in the office of the Clerk of the Superior Court of Gwinnett County, Georgia, in Deed Book 59132, Page 453.

The property may be redeemed at any time before the 29th day of September, 2023, or 30 days from service of notice, by payment of the redemption price as fixed and provided by law to the undersigned at the following address: David A. Basil, LLC, 301 Bradley Street, Suite B-7, Carrollton, Georgia, 30117.

Please be governed accordingly.

8:29,16,23,2023

8:2,9,16,23,2023

GDP4125

ly known as LANDTEC CORPORATION, and Ocly known as LANDTEC CORPORATION, and Occupant, if any, of 3886 WILDWOOD FARMS DRIVE, Gwinnett County, Georgia, RE: FORE-CLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (REF. O.C.G.A. Section 48-4-45, 46). Take notice that: The right to redeem the following described property, to wit will expire and be forever foreclosed and barred as of five o'clock (5 p.m.) on September 8, 2023 or 30 days ofter legal service of the Notice pursuant to OCGA 48-4-45 et sea, whichever date is later: ALL THAT PARCEL OR TRACT OF LAND LYING AND BEING IN LAND LOT 300 OF THE 6TH LAND DISTRICT, GWINNETT COUNTY SERBEILD

GDP4125
gpn11

NOTICE OF FORECLOSURE OF RIGHT TO
REDEEM [REF.
O.C.G.A., Section 48-4-5
et sea.; 48-4-45 & 48-4-46].
TO: GEORGIA SECRETARY OF STATE, Corportations Division,
LANDTEC REALTY
CORPORATION formerly known gs LANDTEC

Trust as Attorney in Fact for Sandra L Gibson and Stephen D Gibson McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road OF THE 6TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED BEGINNING AT THE INTERSECTION OF THE WESTERLY RIGHT-OFWAY LINE OF 50 FOOT Roswell, GA 30076 www.foreclosurehot-WWW.Toreclosule for line.net EXHIBIT A THE LAND REFERRED TO IN THIS EXHIBIT IS LOCATED IN THE COUNTY OF GWINNETT STATE OF

session of the property is Sandra L Gibson, Stephen D Gibson and Estate of Stephen Gibson or a tenant or tenants and said property is more commonly known as 5613 Crestwood Dr, Stone Mountain, Georgia 30087. Should a conflict arise between the property address and the legal description the legal

erty address and the legal description the legal description will control. 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.

U.S. Bank Trust National

Association, not in its individual capacity, but solely as Trustee of LSF9 Master Participation