limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) O.C.G.A. Section 9-13-172.1; and (3) final confirmation and audit of the status of the loan with the holder of the security deed.

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 noniudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph.
Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is: Sky Beam Capital, LLC Attention: Loss Mitigation Department 3225 Cumberland Blvd, Suite 100
Atlanta, GA 30339
404-793-2323
The foregoing notwiths standing nothing in

404-793-2323
The foregoing notwithstanding, nothing in
OC.G.A. Section 44-14162.2 shall be construed
to require the secured
creditor to negotiate,
amend or modify the
terms of the Deed to Secure Debt described
herein.

cure Debt described herein.
This sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument specifically.

instrument, specifically

instrument, specifically being SkyBeam Capital REIT LLC as attorney in fact for International Property Consortium LLC, a Georgia limited liability company

pany Richard B. Maner, P.C.

9075

gage Pass-Through Cer-tificates, Series 2005-FF8 by Assignment and said Security Deed having been given to secure a note dated June 24, 2005, note dated June 24, 200; in the amount of \$274,320.00, and said Note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Gwinnett County Georgia on Septem. ty, Georgia, on Septem-ber 5, 2023 the following ber 5, 2023 the following described real property (hereinafter referred to as the "Property"): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 314 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 4, BLOCK F, SPALDING CORNERS SUBDIVISION,

lect attorneys' fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property are Brant B. Barber and Kim Otha R. Barber. The property, being commonly known as 3993 Glen Meadow Dr. Norcoss, GA, 30092 in Gwinnett County, will be sold as the property of Brant B. Barber and Kim Otha R. Barber, subject to any outstanding ad valorem

the mortgage instrument. The sale will be conducted subject (1) to

confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Dood Alberte!

(770) 373-4242 By: Rohan Rupani For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. - 23-006816 A-4791095

7: 26;8: 2,9,16,23,30,2023 GDP3958

GDP3958
gpn11
Notice of Sale Under
Power
State of Georgia, County
of Gwinnett
Under and by virtue of
the Power of Sale contained in a Security Deed

tained in a Security Deed given by Alberto Enrique Jaramillo to Mortgage Electronic Registration Systems, Inc., as nominee 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 Country, Georgia records, conveying the after-described property to secure a Note of even date

All that Tract or Parcel of Land lying and being in GMD 1749, Gwinnett County, Georgia being Lot 15, Block A, Oak-

County, Georgia being Lot 15, Block A, Oak-pointe Subdivision, as per plat recorded in Plat Book 60, Page 87, Gwin-nett County, Georgia Records, which plat is in-corporated herein and

made a part of this de-scription. Tax ID: R3007B015

The debt secured by said Security Deed has been

BEING LOT 4. BLOCK
F, SPALDING CORNERS SUBDIVISION,
UNIT III, AS PER PLAT
RECORDED IN PLAT
BOOK 9, PAGE 133,
GWINNETT COUNTY,
GEORGIA RECORDS,
WHICH RECORDED
PLAT IS INCORPORATED HEREIN BY THIS
REFERENCE AND
MADE A PART OF THIS
DESCRIPTION. SAID
DESCRIPTION. SAID
ESCRIPTION. SAID
ENCORPORATED HEREIN BY THIS
DESCRIPTION SAID
TO THE
PROPERTY BEING
KNOWN AS 3993 GLEN
MEADOW DRIVE, ACCORDING TO THE
PRESENT SYSTEM OF
NUMBERING HOUSES
IN GWINNETT COUNTY, GEORGIA. The debt
secured by the Security
Deed and evidenced by
the Note and has been,
and is hereby, declared
due and payable because
of, among other possible
events of default, failure
to make the payments as
required by the terms of cluding, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, etc.

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

deed.
Pursuant to O.C.G.A. §913-172.1, which allows for
certain procedures regarding the rescission of
judicial and nonjudicial
sales in the State of
Georgia, the Deed Under
Power and other foreclosure documents may not
be provided until final
confirmation and audit of
the status of the loan as
provided in the preceding
paragraph. events of default, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including aftorneys' fees. Notice of intention to collect attorneys' fees has been given as provided

provided in the preceding paragraph.
Funds used at sale shall be in certified funds and payable to Bell Carrington Price & Gregg, LLC. Carrington Mortage Services, LLC as Attorney in Fact for Alberto Enrique Jaramillo.
Any information obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File: 23-54843 8: 2,9,16,23,30,2023

GDP3964 gpn11 Notice of Sale Under

R. Barber, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and Notice of Sale Under
Power
State of Georgia, County
of Gwinnett
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Nakitha Phillip
to Mortgage Electronic
Registration Systems,
Inc., as nominee for Cityworth Mortgage, LLC
(the Secured Creditor),
dated March 22, 2019,
and Recorded on March
27, 2019 as Book No. 56489
and Page No. 518, Gwinassessments, 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 27, 2019 as Book No. 56489 and Page No. 518, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$201,286.00, with interest at the rate specified therein, as last assigned to Lakeview Loan Servicing, LLC by assignment that is or to be recorded in the Gwinnett County, Georgia Records, there terms of the above described mortgage is as follows: Specialized Loan Servicing, LLC, 8742 Lucent Blvd Suite 300, Highlands Ranch, CO, 80129, 720-241-7251. The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instruin the Gwinnett County, Georgia Records, there will be sold by the undersigned at public outcry to the highest bidder for cash at the Gwinnett County Courthouse within the legal hours of sale on the first Tuesday in September, 2023, the following described property: with the holder of the Security Deed. Albertelli Law Attorney for Deutsche Bank Notional Trust Company, as Trustee for FFMLT Trust 2005- FF8, Mortagge Pass-Through Certificates, Series 2005-FF8 as Attorney in Fact for Brant B. Barber and Kim Otha R. Barber 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242 By: Rohan Rupani For the Firm

lowing described property:
All that tract or parcel of land lying and being in Land Lot 7 of the 5th District of Gwinnett County, Georgia, being Lot 20, Block B, Hertford Woods Subdivision, Unit #1, as per plat recorded in Plat Book R, Page 51, Gwinnett County, Georgia records, said plat being incorporated herein and made a part hereof by

made a part hereof by referenc 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 indebtedness as when due and in

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 sale on the first Tuesday in September, 2023, the fol-lowing described proper-ty:

deed. Pursuant to O.C.G.A. §9-

13-172.1, which allows for certain procedures regarding the rescission of garding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. paragraph.

Foreclosures 9075 Foreclosures GDP3969

p075 Foreclosures

property; special assessments; and all outstanding bills for public utilities which constitute liens upon said property. To the best of the knowledge and belief of the undersigned, the party in possession of the property is Kani Rawchaa and / or tenant(s). The sale will be conducted subject (1) to confirmation 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 Security Deed. 21st Mortgage Corporation and its counsel are acting as debt collectors. Any information obtained will be used for that purpose. 21st Mortgage Corporation and Attonrev-in-Fact for Kani Rawchaa. For information on modifying or altering the loan or acquiring further information about this Security Deed: Contact: Jason Godwin Godwin Law Group 3985 Steve Reynolds Blvd, Bldg D Norcross, GA 30093 Phone: 470-427-2683 Norcross, GA 30093 Phone: 470-427-2683 Email: igodwin@godwinlawgroup.com 8/9 16 23 30 2023

GDP3971
gpn11
This is an attempt to collect a debt and any information obtained will be used for that purpose.
NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
Under and by virtue of Power of Sale contained in the Security Deed from Jacqueline Corley Graham, to 21st Mortagge Corporation, dated July 3, 2007, filed for record July 16, 2007, recorded at Deed Book 48089, Page 874, Gwinnett County,
Georgia to be recipied. Recorded an open sounce was all and a service and a servic

september, 2025, The converse of september of the converse of land lying and being in Land Lot 305 of the 7th District, City of Sugar Hill, Gwinnett County, Georgia, and being Lot 8, Block A, Hillcrest Woods Subdivision, Phase I, as more particularly described on that certain Survey Plat dated October, 1982, prepared by Thomas Woods and Associates, Registered Surveyor, which plat is recorded in Plat Book 21, Page 13, Gwinnett County, Georgia Records, said plat of survey is incorporated berein by refer

ruge 13, Swiller Coult,
y, Georgia Records, said
plat of survey is incorporated herein by reference for a more accurate
and complete description
of said property. Together with an immovable
and permanent fixture
attached thereto, 2007
28x56 Fleetwood Manufactured Home, Model
Eagle Trace Xtreme
4564E, Serial Nubmer(s)
GAFL707AB56851-ER11
Said legal description is
controlling; property address is commonly
known as 1382 Craig
Drive, Buford, GA 30518.
Map and Parcel ID#:
R7305-088
The indebtedness se-

Map and Parcel ID#:
R7305-088
The indebtedness secured by said Security
Deed has been and is
hereby declared due because of default under
the terms of said Security
Deed and Note, including, but not limited to,
the nonpayment of the indebtedness as and when
due. The indebtedness
remaining in default, this
sale will be made for the
purpose of paying the
same, all expenses of the
sale, including attorneys
fees and other payments

same, all expenses of the sale, including attorneys fees and other payments provided for under the terms of the Security Deed and Note.
Said property will be sold subject to the following items which may affect the title to said property; all zoning ordinances; matters which would be disclosed by an accurate survey or by inspection of the property; any outstanding taxes, including but not limited to, ad valorem taxes, which constitute liens upon said property; special assessments; and all outstanding bills for public utilities which constitute liens upon said property; To the best of the knowledge and belief of the undersigned, the party in

Graham and /or tenant (s).

The sale will be conducted subject (1) to confirmation 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 Security Deed. 21st Mortgage Corporation and its counsel are acting as debt collectors. Any information obtained will be used for that purpose. 21st Mortgage Corporation as Aftorney-in-Factor Jacqueline Corley Graham. For information on modifying or altering the loan or acquiring further information about this Security Deed: Contact: Jason Godwin Godwin Law Group 3985 Steve Reynolds Blvd, Bldg D Norcross, GA 30093 Phone: 470-472-7683

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

B/9 16 23 30 2023

GDP4029
gpn11
TS # 2023-06153-GA
Notice Of Sale Under
Power
Georgia, Gwinnett County
Under and by virtue of
the Power of Sale contained in that certain Security Deed given by
Charlita July Flowers,
single woman to Mortgage Electronic Registration Systems, Inc., as
Grantor, as nominee for
Everett Financial, Inc.
D/B/A Supreme Lending,
its successors and assigns, dated 6/14/2019, and
recorded on 6/19/2019, in
Deed Book 56673, Page
00572, Gwinnett County
Georgia records, as last
assigned to Freedom
Mortgage Corporation by
assignment recorded on
3/23/2021 in Deed Book Mortgage Corporation by assignment recorded on 3/23/2021 in Deed Book 58527, Page 00406, subject Security Deed was modified by Loan Modification recorded as Book 59781 Page 00533 and recorded on 503/16/2022 conveying the after-described property to secure a Note in the original principal amount to secure a Note in the original principal amount of \$314,105.00, with interest thereon as provided for 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 9/5/2023, the following described property: All 7/3/2023, THE INDIVINITY OF THE PROPERTY: All That Tract Or Parcel Of Land Lying And Being In Land Lot 96, 5th District, Gwinnett County, Georgia, Being Lot 27, Block C, Butler Springs Subdivision, Unit III, As Per Plat Recorded In Plat Book 90, Page 274, Gwinnett County, Georgia Records, Which Recorded Plat Is Incorporated Herein By Reference And Made A Part Of This Description. Said property is commonly known as 1407 Abbie Kilgore Way Loganville, GA 30052. The indebtedness secured by said Security Deed has been and is hereby declared due 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 the sale, as provided in the Security Deed and by law, including attorneys' fees (notice of intent to collect attorneys fees having been given). The entity dures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph.

Pursuant to O.C.G.A. Section 44-14-162.2, the patity that her full guestions.

Foreclosures

9075

Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc.
Attention: Loss Mitigation Department Attention. Loss tion Department 3217 S. Decker Lake Drive
Salt Lake City, Utah
84119

Salt Lake City, Utan 84119
1-888-818-6032
The foregoing notwith-standing, nothing in OC.G.A. Section 44-14-162.2 shall be construed to require the secured to require the secured creditor to negotiate, amend or modify the terms of the Deed to Secure Debt described herein.
This sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being

Instrument, specifically being U.S. Bank Trust Company, National Association, as Trustee successor-interest to U.S. Bank NA successor trustee to LaSalle Bank NA on behalf of holders of Bear Stearns Asset Backed Securities 1 Trust 2006-Stearns Asset Backed Se-curities I Trust 2006-HEI0 Asset-Backed Cer-tificates Series 2006-HEI0 as attorney in fact for Veronica Berry Richard B. Maner, P.C. 180 Interstate N Park-way, Suite 200 Atlanta, GA 30339 (A) 252-4385 404.252.6385
THIS LAW FIRM IS
ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY
INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.

FC15-023 8:9,16,23,30,2023

8:9,16,23,30,2023

GDP4104
gpn11

Notice of Sale Under
Power
Georgia, Gwinnett
County
Under and by virtue of
the Power of Sale contained in a Deed to Secure Debt given by International Property Consortium LLC, a Georgia
limited liability company
to SkyBeam Capital limited liability company to SkyBeam Capital REIT LLC, dated July 5, 2022, and recorded in Deed Book 60062, Page 529, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$160,000.00, with interest at the rate specified of \$160,000.00, with interest at the rate specified
therein, there will be
sold by the undersigned
at public outcry to the
highest bidder for cash
before the Courthouse
door of Gwinnett County,
Georgia, within the legal
hours of sale on the first
Tuesday in September
5, 2023, to wit: September
5, 2023, the following described property:

5, 2023, the following described property:
All that tract or parcel of land lying and being in the City of Lawrenceville, Land Lof 174 and 179 of the 5th Land District of Gwinnett County Georgia, being more particularly described as follows:
To find the TRUE POINT OF BEGINNING commence at the inter-

Georgia records, convey-ing the after-described property to secure a Note of even date in the Note of even date in the original principal amount of \$530,100.00, with interest at the rate specified therein, there will be sold by the undersigned of public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia, within the legal door of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in September, 2023, to wit: September 5, 2023, the following described property:
All that tract or parcel of land lying and being in Land Lot 54 of the 5th District, Gwinnett County, 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 111, Page 209, and revised plat recorded in Plat Book 115, Page 239, Gwinnett County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description. Said property being known as 960 Cranbrook Glen Lane according to the present system of numbering houses in Gwinnett County, Georgia. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness and when due and in the manner provided in the Note and Deed to Secure Debt. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including at torneys fees (notice of intent to collect attorneys fees including 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 intent to collect attorneys fees including the purpose of paying the same and personal property is commonly known as 960 Cranbrook Glen Lane, Snellville, GA 30078, together with all fixtures and personal property at tacked to and constituting a part of said property. To the best knowledge and belief of the nuclessigned, the party (or parties) in possession of the subject property will be sold

Page 0113, Gwinnett Co. Records.
Parcel ID Number: R5179 533.
Subject to any Easements or Restrictions of Record.
The debt secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness

rounty Georgia.
Parcel ID Number:
Rál16-245
Subiect to any Easements or Restrictions of Record.
The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the manner provided in the manner provided in the manner provided in the Note and Deed to Secure Debt. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including at orrneys fees (notice of intent to collect attorneys fees having been given). Said property is commonly known as 333 One Roundling, GA 30087, together with all fixtures and personal property arached to and constituting a part of said property dege and belief of the undersigned, the party tografties) in possession of the subject property is commovel and Tope Owomovela and Tope Owomovela

Foreclosures 9075 Foreclosures Deed Under Power and other foreclosure docu-ments may not be pro-vided until final confir-mation and audit of the constituting a part of said property. To the best knowledge and be-lief of the undersigned, the party (or parties) in possession of the subject mation and audit of the status of the loan as provided in the preceding paragraph.
Pursuant to O.C.G.A.
Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtar is: nne parity (or parities) me possession of the sublect property is (are): International Property Consortium LLC, c/o Adewale Owomoyela and Tope Owomoyela and Tope Owomoyela and Tope Owomoyela, as members and/or guarantors or tenant or tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances,

amend and modify all terms of the mortgage with the debtor is: SkyBeam Capital, LLC Attention: Loss Mitigation Department 3225 Cumberland Blvd, Suite 100 Atlanta, GA 30339 404-793-2323 The foregoing notwithstanding, nothing in OC.G.A. Section 44-1462.2 shall be construed to require the secured creditor to negotiate, amend or modify the terms of the Deed to Secure Debt described herein. This sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security being skyBeam Capital REIT

being SkyBeam Capital REIT as attorney in fact for International Property Consortium LLC, a Georgia limited liability company pany Richard B. Maner, P.C. 180 Interstate N Park-way, Suite 200 Atlanta, GA 30339 404.252.6385

404.252.6385
THIS LAW FIRM IS
ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY
INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.
FC23-174 FC23-134 8:9,16,23,30,2023

GDP4105

gpn11
Notice of Sale Under Power
Georgia, Gwinnett
County
Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by International Property Consortium LLC, a Georgia limited liability company to SkyBeam Capital imited liability company to SkyBeam Capital REIT LLC, dated July 5, 2022, and recorded in Deed Book 60062, Page 423, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$140.000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in September, 2023, to wit: September, 2023, to wit: September, 2023, the following described property: All that tract or parcel of

2023 to wit: September 5, 2023, the following described property: All that fract or parcel of land lying and being in Land Lot 188 of the 6th District of Gwinnett County, Georgia, and being more particularly described as follows: Condominium Unit 894A of Shady Oaks Townhomes, a Condominium, Phase One, as more particularly described and celineated in the Declaration of Condominium, recorded in Deed Book 2693, Page 190, et sea, Gwinnett County, Georgia Records, as may be amended, together with all right, title and interest in the common elements as set forth in said Declaration. This conveyance is made subject to the Declaration and all matters reference therein, all matters shown on the plat recorded in Condominium Plat Book 1, Page 196, Gwinnett County, Georgia Records, as may be amended. Parcel ID Number

R6188A006 R6188A006 Subject to any Ease-ments or Restrictions of Record. The debt secured by said Deed to Secure Debt has Ine debt secured by said beed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

the subject property is (are): International Property Consortium LLC, c/o Adewale Owomoyela, as members and/or guarantors or tenant or tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might

with the debtor is: SkyBeam Capital, LLC Attention: Loss Mitiga-tion Department 3225 Cumberland Blvd, Suite 100 Atlanta, GA 30339 404-793-2323

9075 Foreclosures of sale granted in the aforementioned security instrument, specifically being SkyBeam Capital REIT

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 404.252.6385
THIS LAW FIRM IS
ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY
INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.
F. (23-135)
8: 9,16.23.30.2023

8:9,16,23,30,2023

8:9,16,23,30,2023

GDP4105
gpn11

Notice of Sale Under
Power
Georgia, Gwinnett
County
Under and by virtue of
the Power of Sale contained in a Deed to Secure Debt given by Sandra Dawson and Daniel
Dawson to National City
Mortsage Co dba Commonwealth United Mortgage Company, dated
July 28, 2004, and recordde in Deed Book 39791,
Page 88, Gwinnett County, Georgia records, houing been modified at
Deed Book 52173, Page
499, aforesaid records
and as last transferred to
Select Portfolio Servicing, Inc. by Assignment
recorded in Deed Book
57060, Page 59, Gwinnett
County, Georgia records,
conveying the after-described property to secure a Note of even date
in the original principal
amount of \$139,500.00,
with interest at the rate
specified therein, there
will be sold by the underwith interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in September, 2023, to wit: September 5, 2023, the following described property:

erty: All that tract or parcel of All that tract or parcel of land lying and being in Land Lot 68 of the 5th District, Gwinnett County, Georgia, being Lot 24, Block C, Brookside Meadows, Unit 2, as per plat recorded in Plat Book 47, Page 238, Gwinnett County, Georgia records, which plat is incorporated berein by refcorporated herein by reference and made a part hereof.

erence and made a part hereof. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including at forneys fees (notice of intent to collect attorneys fees having been given). Said property is commonly known as 1780 Meadowchase Court, Snellville, GA 30078, to gether with all fixtures and personal property arached to and constitutions. gether with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Sandra Dawson and Daniel Dawson or tenant or tenants.

and Daniel Dawson or tenants or tenants or tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, raning ordinances, asses

above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) O.C.G.A. Section 9-13-172.1; and (3) final confirmation and audit of 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 nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Pursuant to O.C.G.A. Section 44-14-162, the entity that has full authority to negotiate, and the protein of the mortgage with the debtor is: Select Portfolio Servicing, Inc.
Attention: Loss Mitigation Description Department

friendly. Loss Miligution Department 3217 S. Decker Lake Drive Salt Lake City, Utah 84119 1-888-818-6032

1-888-818-6032
The foregoing notwithstanding, nothing in
OC.G.A. Section 44-14162.2 shall be construed
to require the secured
creditor to negotiate,
amend or modify the
terms of the Deed to Secure Debt described
herein herein. herein.
This sale is conducted on
behalf of the secured
creditor under the power
of sale granted in the
aforementioned security
instrument, specifically
being
Select Portfolio Servicing, Inc.

ing, Inc. as attorney in fact for Sandra Dawson and Daniel Dawson Richard B. Maner, P.C. 180 Interstate N Park-

180 Interstate N Parkway, Suite 200
Atlanta, GA 30339
404.225.6385
THIS LAW FIRM IS
ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY
INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.
FMFC23-124
8:9,16,23,30,2023

GDP4106

gpn11 Notice of Sale Under

Notice of Sale Under Power
Georgia, Gwinnett
County
Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by Jason Thompson and Cornita Thompson to Washington Mutual Bank, FA, dated September 25, 2006, and recorded in Deed Book 47165, Page 50, Gwinnett County, Georgia records, sa last transferred to County, Georgia records, as last transferred to Deutsche Bank National Trust Company, Trustee, in trust for registered Holders of Long Beach Mortgage Loon Trust 2006-11 Asset-Backed Certificates, Series 2006-11 by Assignment recorded in Deed

Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. Because the debt remains in default, this sale will be made for the purpose of paying the sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Carrington Mortgage Services, LLC holds the duly endorsed Note and is the endorsed Note and is the endorsed Note and is the current assignee of the Security Deed to the property. Carrington Mortgage Services, LLC is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C. G.A. §44-14-162.2, Carrington Mortgage Services, LLC may be contacted at: 1-

Mortgage Services, LLC may be contacted at: 1-800-790-9502 or by writing to 1600 South Douglass Road, Suite 110 and 200-A, Anaheim, CA 92806-A, Anaheim, CA 72000-5951. Please note that, pur-suant to O.C.G.A. §44-14-162.2, the secured credi-

tor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the under-signed, the party/parties signed, the party/parties in possession of the subiect property known as 
2085 OAKPOINTE 
COURT, BUFORD, GA 
30519 is/are: Alberto Enrique Jaramillo and Kason Jaramillo or 
tenant/tenants. Said 
property will be sold subiect by Albert Street ject to (a) any outstand-ing ad valorem taxes (ining ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Security Deed first set out above, including, but not limited to, assessments, liens,

8: 2,9,16,23,30,2023

indebtedness as and when due and in the manner provided in the Note and Security Deed. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees (notice of intent to collect attorney's fees having been given). Lakeview Loan Servicing, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Flagstar Bank, N.A. is the entity with the full authority to neo-tiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. §44-162.P. Flagstar Bank, N.A. may be contacted at: (800)-393-4887 or by writing to 5151 Corporate

at: (800)-393-4887 or by writing to 5151 Corporate Drive, Troy, MI 48098. Please note that, pursuant to O.C.G.A. \$44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the part/vagrties signed, the party/parties in possession of the subiect property known as 
2284 SUSSEX COURT, 
SNELLVILLE, GA 30078 
is/are: Nakitha Phillip or 
tenant/tenants. Said 
property will be sold subiect to (a) any outstanding ad valorem taxes (including taxes which are 
a lien, but not yet due 
and payable), (b) any 
matters which might be 
disclosed by an accurate 
survey and inspection of 
the property, and (c) all signed, the party/parties

survey and inspection of the property, and (c) all matters of record superi-or to the Security Deed first set out above, in-cluding, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc

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

provided in the Preceding paragraph.
Funds used at sale shall be in certified funds and payable to Bell Carring-on Price & Greeg, LLC. Lakeview Loan Servicing, LLC as Attorney in Fact for Nakitha Phillip. Any information obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Greeg, LLC, 339 Heyward Street, 2nd Floor, Columbia, SC 2901 (803)-509-5078. File: 23-54727 8: 2,9,16,23,30,2023

GDP3969
gpn11
STATE OF GEORGIA
COUNTY OF
GWINNETT
NOTICE OF SALE
UNDER POWER
THIS LAW FIRM IS
ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY
INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.
By virtue of the power of sale contained in that certain Security Deed from Karen L Mucciaccio, to Mortgage Electronic Registration Systems Inc. as Nominee For Power and County Deed
TOPIC Metroscial Registration Sys-

tems Inc. as Nominee for CBC National Bank Mortgage, a Division of First Federal Bank dated January 8, 2021 filed for record February 25, 2021, and recorded in Deed Book 58419, at Page 282 Gwinnett County, Georgia Records, and last assigned 10, by Assignment First Federal Bank of Security Deed recorded on June 21, 2023, in Deed Book 60654 at Page 402, Gwinnett County, Georgia Records, said Security Deed recorded on June 21, 2023, in Deed Book 60654 at Page 402, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note dated January 8, 2021 in the original principal sum of One Hundred Sixty Thousand and 00/100 (\$160,000.00), with interest from date at the rate stated in said Note on the unpaid balance until poid, there will be sold before the Courthouse door at Gwinnett County, Georgia, within the legal hours of sale on September 05, 2023, the property described on Exhibit A attached hereto and incorporated herein by this reference. The debt has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attarnove for the purpose of paying the same and all expenses of this sale, including attarnove for the purpose of paying the same and all expenses of this sale, including attarnove for the part of the purpose of paying the same and all expenses of this sale, including attarnove for the part of the purpose of paying the same and all expenses of this sale, including attarnove for the part of the purpose of paying the same and all expenses of this sale, including attarnove for the part of the purpose of the purpose

cluding attorneys fees.
The individual or entity
that has full authority to

The individual or entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: First Federal Bank. Please understand that the secured creditor is not required to negotiate, amend, or modify the terms of the mortgage instrument. Said property will be sold as-is without any representation, warranty, or recourse against the above named creditor or the undersigned, and subject to any outstanding ad valorem taxes and/or assessments, and all easements and restrictions of record, if any, having priority over this Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is Karen L Mucciaccio, and/or tenant(s). First Federal Bank, as Attorney-in-Fact for Karen L Mucciaccio, the visa Attorney-in-Fact, Attorney-in-Fact for Karen L Mucciaccio, by its Attorney-in-Fact, Attorney Contact: Quintairos, Prieto, Wood & Boyer, P.A. 365 Northridge Rd, Suite 230

365 Northridge Rd, Suite
230
Atlanta, GA 30350
Email: Ga.foreclosure@apwblaw.com
EXHIBIT A
THE LAND REFERRED
TO HEREIN BELOW IS
SITUATED IN THE
COUNTY OF GWINNETT, STATE OF
GEORGIA, AND IS DESCRIBED AS
FOLLOWS:
AS FOLLOWS:
AS FOLLOWS:
THAT TRACT OR
PARCEL OF LAND LY
ING AND BEING IN
LAND LOT 266, 67H DIS
TRICT, GWINNETT
COUNTY, GEORGIA,

LAND LOT 266, 61H DISTRICT, GWINNETT
COUNTY, GEORGIA,
BEING LOT 5, BLOCK B
REGENCY PARK, UNIT
2, RECORDED AT PLAT
BOOK 62, PAGE 32
GWINNETT COUNTY,
GEORGIA RECORDS
WHICH PLAT IS INCORPORATED HEREIN
AND MADE A PART
HEREOF BY THIS
REFERENCE.
ALSO KNOWN AS: 3065 ALSO KNOWN AS: 3065 SCEPTER DR. DU-LUTH, GA 30096 8/9 16 23 30 2023

GDP3970

GDP3970
gpn11
This is an attempt to collect a debt and any information obtained will be used for that purpose.
NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
Linder, and by virtue of

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 Mortgage, Inc., dated May 24, 2007, filed for record August 13, 2007, recorded at Deed Book 48182, Page 569, Gwinnett County,

gust 13, 2007, recorded at Deed Book 48182, Page 569, Gwinnett County, Georgia Records, in the original principal amount of \$68,150.00 and later assigned to 21st Mortgage Corporation via that certain Assignment dated December 7, 2012 and filed for record on December 21, 2012 in Deed Book 51880, Page 292 Gwinnett County, Georgia Records, 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, within the legal hours of sale on the first TUESDAY in September, 2023, the following described property:

ty:
ALL THAT TRACT OR
PARCEL OF LAND lying and being in Land
Lot 125 of the 5th District
of Gwinnett County,
Georgia, being Lot 39,
Block A of Langley
Farms, Phase One, as
per plat recorded in Plat
Book 117, Page 29-30.

Book 117, Page 29-30, Gwinnett County records, which plat is in-corporated herein and made a part hereof by reference

reference.
Said legal description is controlling; property address is commonly known as 820 Langley Farms Drive, Loganville, Georgia 30052.
Map and Parcel ID#:
R\$125-225
The indebtedness se-Map and Parcel ID#:
R\$125-225
The indebtedness secured by said Security
Deed has been and is
hereby declared due because of default under
the terms of said Security
Deed and Note, including, but not limited to,
the nonpayment of the indebtedness as and when
due. The indebtedness
remaining in default, this
sale will be made for the
purpose of paying the
same, all expenses of the
sale, including altorneys
fees and other payments
provided for under the
terms of the Security
Deed and Note.

peed 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 outstanding taxes, including
but not limited to, ad valorem taxes, which constitute liens upon said

9075 Foreclosures

9075

Foreclosures

vision, Unit III, As Per

tice of intent to collect attorneys fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not re-quired by law to do so) is: Freedom Mortgage Corporation, Attention: Loss Mitigation Depart.

is: Freedom Mortgage Corporation, Attention:
Loss Mitigation Department, 10500 Kincaid Drive Fishers, IN 46037, Telephone No.: 855-690-5900. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend, or modify the terms of the security instrument. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any other

assessments, Itens, encombrances, zoning ordinances, restrictions, covenants, and any other matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party(les) in possession of the property is (are) Charlita July Flowers or tenant(s) or other occupants. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) any right of redemption or other lien not extinguished by foreclosure. The sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being Freedom Mortgage Corporation as Attorney in Fact for Charlita July Flowers. Nestor Solutions, LLC 2850 Redhill Avenue, Suite 240, Santa Ana, California 92705, (888) 403-4115, TS # 2023-06153-GA For sale information.

06153-GA For sale infor

8/9 16 23 30, 2023

9075

dersigned, the party in possession of the proper-ty is Jacqueline Corley Graham and /or tenant

Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments,

above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) O.C.G.A. Section 9-13-

not prohibited under the U.S. Bankruptcy Code; (2) O.C.G.A. Section 9-13-172.1; and (3) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain proce-

06153-GA For sale information, visit: https://www.nestortruste 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 contained in a Deed to Secure Debt given by
Veronica Berry to Mortgage Electronic Registration Systems, Inc.
("MERS") as nominee
for Encore Credit Corp.,
dated September 26, 2006,
and recorded in Deed
Book 47110, Page 275,
Gwinnett County, Georgia records, as last
transferred to U.S. Bank,
N.A., successor trustee
to LaSalle Bank National
Association, on behalf of Association, on behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2006-HE10, Asset-Backed Cer-tificates Series 2006-HE10 by Assignment recorded in Deed Book 51946, Page 775, Gwinnett County,

POINT OF BEGINNING commence at the intersection of the northerly right-of-way by and the centerline of Paper Mill Road; THENCE along said centerline of Paper Mill Road North 43 degrees 35 minutes 21 seconds West for a distance onds West for a distance of 151.98 feet to a point onds West for a distance of 151.98 feet to a point on the aforesaid centerline, THENCE leaving said centerline, THENCE leaving said centerline North 45 degrees 50 minutes 02 seconds East for a distance of 40.00 feet to a point on the northerly right-of-way of Paper Mill Road, being marked by a 1/2 rebar set; said point being the TRUE POINT of BEGINNING. THENCE traveling on said right-of-way North 43 degrees 35 minutes 21 seconds West for a distance of 166.28 feet to a point; THENCE continuing on said right-of-way along a curve to the left having a radius of 638.67 feet and an arc length of 22.19 feet, being subtended by a chord of North 44 degrees 35 minutes 04 seconds West for a disconding west for the disconding the control of North 44 degrees 35 minutes 04 seconds West for a disconding west for a disconding the control of North 44 degrees 35 minutes 04 seconds West for a disconding the control of North 44 degrees 35 minutes 04 seconds West for a disconding the control of North 44 degrees 35 minutes 04 seconds west for a disconding the control of North 44 degrees west for a disconding the control of North 44 degrees 35 minutes 04 seconds West for a disconding the control of North 44 degrees west for a disconding the control of North 44 degrees west for a disconding the control of North 44 degrees west for a disconding the control of North 44 degrees west for a disconding the control of North 44 degrees west for a disconding the control of North 44 degrees west for a disconding the control of North 44 degrees west for a disconding the control of North 44 degrees west for a disconding the control of North 44 degrees west for a disconding the control of North 44 degrees west for a disconding the control of North 44 degrees west for a disconding the control of North 44 degrees were degreed the control of North 44 degrees were degrees were degrees were degrees were degree and the point of the control of North 44 degrees were degrees were degree and the point of the control of North 44 degrees were degree and the p

degrees 35 minutes 04 seconds West for a distance of 22.19 feet to a point, said point being marked by a 1/2 rebar set; THENCE leaving said right-of-way North 44 degrees 36 minutes 01 seconds East for a distance of 119.54 feet to a point, said point being a 1/2 rebar set; THENCE North 45 degrees 50 minutes 02 seconds East for a distance of 233.74 feet to a point, said point being a 1/2 rebar set; thence south 86 degrees 30 minutes 55 seconds East for a distance of 313.37 feet to a point, said point being a 1/2 rebar set; THENCE South 44 degrees 09 minutes 58 seconds East for a distance of 131.37 feet to a point, said point being a 1/2 rebar set; THENCE South 45 degrees 90 minutes 50 seconds East for a distance of 52.21 feet to a point, said point being a 1/2 rebar set; THENCE South 45 degrees 50 minutes 02 seconds West for a distance of 436.17 feet to a 1/2 rebar set; THENCE South 45 degrees 50 minutes 02 seconds West for a distance of 436.17 feet to a 1/2 rebar set; THENCE South 45 degrees 50 minutes 02 seconds West for a distance of 436.17 feet to a 1/2 rebar set; THENCE South 45 degrees 50 minutes 02 seconds West for a distance of 436.17 feet to a 1/2 repar set; THENCE South 45 degrees 50 minutes 02 seconds West for a distance of 436.17 feet to a 1/2 repar set; THENCE South 45 degrees 50 minutes 02 seconds West for a distance of 436.17 feet to a 1/2 repar set; THENCE South 45 degrees 50 minutes 02 seconds West for a distance of 436.17 feet to a 1/2 repar set; THENCE South 45 degrees 50 minutes 02 seconds West for a distance of 52.21 feet to a point, said point being the TRUE POINT OF a Georgia for property contains 1.451 acres and is shown on the survey for Alexander Minicipal Electric Authority of Georgia for property described in Award of the Special Master RE: In Rem Condemnation Proceeding, Civil Action Tile Number 98A3298 styled Municipal Electric Authority of Georgia for property described in Award of the Special Municipal Electric Authority of Georgia (a point being the 100.000000000000000000000000000

eming other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including at torneys fees (notice of intent to collect attorneys fees (notice of intent to collect attorneys fees having been given). Said property is commonly known as 192 Paper Mill Road, Lawrenceville, GA 30046, together with all fixtures and personal property attached to and

Richard B. Maner, P.C.
180 Interstate N Parkway, Suite 200
Atlanta, GA 30339
404.252.6385
THIS LAW FIRM IS
ACTING AS A DEBT.
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY
INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.
FC23-089 8:9,16,23,30,2023

FC23-089 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 contained in a Deed to Secure Debt given by International Property Consortium LLC, a Georgia
limited liability company
to SkyBeam Capital
REIT LLC, dated July 5,
2022, and recorded in
Deed Book 60062, Page
454, Gwinnett County,
Georgia records, conveying the after-described
property to secure a
Note of even date in the
original principal amount
of \$262,500.00, with interest at the rate specified
therein, there will be
sold by the undersigned
at public outcry to the
highest bidder for cash
before the Courthouse

be amended. Parcel ID Number 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 5, 2023, the following described property: 5, 2023, the following described property:
All that fract or parcel of land lying and being in Land Lot 116 of the 6th District, Gwinnett County, Georgia, being Lot 6, Block B, North Clouds Subdivision, Unit Six, as per plat recorded in Plat Book Z, Pate 177, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a part of this description. Said property being known as 353 Old Rosser Road according to the present system of numbering property in Gwinnett County Georgia.

tent to collect attorneys fees having been given). Said property is commonly known as 844 Six Oaks Circle, Unit A, Norcross, GA 30093, together with all fixtures and personal property atached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the partity or parties) in possession of the subject property is (are): International

es (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, coning ordinances, easements, restrictions, covenants, etc.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) O.C.G.A. Section 9-13-172.1; and (3) final confirmation and audit of the status of the loan with the holder of the security deed.

me status or the today with the holder of the security deed.
Pursuant to O.C.G.A.
Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph.
Pursuant to O.C.G.A.
Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is:

Add-793-2323
The foregoing notwithstanding, nothing in OC.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend or modify the terms of the Deed to Secure Debt described herein.
This sale is conducted on behalf of the secured creditor under the power