FORECLOSURE

sale information, visit: https://www.nestortrustee.com/sales-information or call (888) 902-3989.
950 91081 1/11,18,25.2/1, 2023

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by **James P. Nugent to Wells Fargo Bank, N.A.** dated August 15, 2003, and recorded in Deed Book 35016, Page 222, as last modified in Deed Book 60050, Page 646, Gwinnett County Records, securing a Note in the original principal amount of $301,520.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, February 7, 2023, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1D OF THE 2ND DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 25, BLOCK A, UNIT TWO, OF THE OAKS AT APPALACHEE FARMS AS PER PLAT RECORDED IN PLAT BOOK 89, PAGES 173-174, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF GWINNETT COUNTY, GEORGIA, WHICH RECORDED PLAT IS HEREBY INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. Said property is known as **989 Pathview Ct, Dacula, GA 30019,** together with all fixtures and personal property attached to and constituting a part of said property, if any. 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), 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 matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. 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 secured creditor. The property is or may be in the possession of James P. Nugent; Kimberly F. Nugent, successor in interest or tenant(s). Wells Fargo Bank, N.A. as Attorney-in-Fact for James P. Nugent File no. 22-079663 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/jw https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE
950 89099 12/28,1/4,11,18,25, 2022

Notice of Sale Under Power. State of Georgia, County of GWINNETT.

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by **SEH GYU PARK to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR JUST MORTGAGE INC, ITS SUCCESSORS AND ASSIGNS** , dated 03/29/2007, and Recorded on 04/03/2007 as Book No. 47737 and Page No. 0725, GWINNETT County, Georgia records, as last assigned to U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021-G, MORTGAGE-BACKED SECURITIES, SERIES 2021-G (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of $564,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the GWINNETT County Courthouse within the legal hours of sale on the first Tuesday in February, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 167 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 30, BLOCK A, WILDWOOD AT MCGINNIS FERRY, AS PER PLAT RECORDED IN PLAT BOOK 96, PAGE 174-175 GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN AND MADE REFERENCE THERETO. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the 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). U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021-G, MORTGAGE-BACKED SECURITIES, SERIES 2021-G holds the duly endorsed Note and is the current assignee of the Security Deed to the property. GREGORY FUNDING LLC, acting on behalf of and, as necessary, in consultation with U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021-G, MORTGAGE-BACKED SECURITIES, SERIES 2021-G (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44-14-162.2, GREGORY FUNDING LLC may be contacted at: GREGORY FUNDING LLC, P.O. BOX 230579, TIGARD, OR 97281, 866-712-5698. Please note that, pursuant to O.C.G.A. § 44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as **941 HEATHCHASE DRIVE, SUWANEE, GEORGIA 30024** is/are: SEH GYU PARK or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021-G, MORTGAGE-BACKED SECURITIES, SERIES 2021-G as Attorney in Fact for SEH GYU PARK. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000009682469 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341-5398
950 91223 1/11,18,25,2/1, 2023

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from **MISTY PEARSON to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR FIDELITY BANK D/B/A FIDELITY BANK MORTGAGE,** dated June 28, 2016, recorded June 30, 2016, in Deed Book 54398, Page 0432, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Three Hundred Thirty-Three Thousand One Hundred Thirty and 00/100 dollars ($333,130.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to **LAKEVIEW LOAN SERVICING LLC,** 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 February, 2023, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 217 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING LOT 3 OF HIGHLAND MANOR SUBDIVISION FKA PARADISE NORTH, AS PER PLAT RECORDED IN PLAT BOOK 123, PAGE 159, RECORDS OF GWINNETT COUNTY, GEORGIA, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF. Said legal description being controlling, however the property is more commonly known as **2106 CALEDONIA DR, LAWRENCEVILLE, GA 30045.** 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 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 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 inspection of the property; all zoning 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 MISTY PEARSON, VIRGIL L PEARSON, III, 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 authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Flagstar Bank, N.A., f/k/a Flagstar Bank, FSB, Loss Mitigation Dept., 5151 Corporate Drive , Troy, MI 48098, Telephone Number: 800-393-4887. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. LAKEVIEW LOAN SERVICING LLC as Attorney in Fact for MISTY PEARSON 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 Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. FLB-22-05551-7 Ad Run Dates 12/21/2022, 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023
950- 89637 12/21,2022, 1/11,18,25,2/2, 2023

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from **DERONDA F PERSON and WESLEY G PERSON to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS GRANTEE, AS NOMINEE FOR SUNTRUST MORTGAGE, INC.**, dated March 27, 2007, recorded April 13, 2007, in Deed Book 47780, Page 244, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Three Hundred Eighty-Three Thousand Nine Hundred and 00/100 dollars ($383,900.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to US **Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust,** 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 February, 2023, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 294 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 18, ALCOVY CLUB (FKA MAXWELL FARMS), UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 114, PAGES 255-256, GWINNETT COUNTY RECORDS, SAID PLAT BEING INCORPORATED BY REFERENCE THERETO. Said legal description being controlling, however the property is more commonly known as **3208 ALCOVY CLUB CT, DACULA, GA 30019.** 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 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 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 inspection of the property; all zoning 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 DERONDA F PERSON, WESLEY G PERSON, ASHLEY OLLY SHAFFER NEAL, 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 authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing, Loss Mitigation Dept., 75 Beattie Place Ste. 300, Greenville, SC 29601, Telephone Number: 800-365-7107. Nothing in O.C.G.A. Section 44-14- 162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST as Attorney in Fact for DERONDA F PERSON, WESLEY G PERSON 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 Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. SHP-21-00498-6 Ad Run Dates 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023
950 90879 1/11,18,25,2/1

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from **TIMOTHY PETER PETTERSON and SUSAN KIRSTEN PETTERSON to LONG BEACH MORTGAGE COMPANY,** dated February 12, 2004, recorded March 3, 2004, in Deed Book 37245, Page 188, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Eighteen Thousand and 00/100 dollars ($118,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to **Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2004-2, Asset-Backed Certificates, Series 2004-2**, 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 February, 2023, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 111 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA BEING LOT 18, BLOCK D, KILLIAN HILL MANOR SUBDIVISION, UNIT 4, AS PER PLAT RECORDED IN PLAT BOOK S, PAGE 171, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE Said legal description being controlling, however the property is more commonly known as **4373 HALE PL SW, LILBURN, GA 30047.** 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 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 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 inspection of the property; all zoning 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 TIMOTHY PETER PETTERSON, SUSAN KIRSTEN PETTERSON, 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 authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Select Portfolio Servicing, Inc., Loss Mitigation Dept., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, Telephone Number: 888-818-6032. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2004-2, ASSET-BACKED CERTIFICATES, SERIES 2004-2 as Attorney in Fact for TIMOTHY PETER PETTERSON, SUSAN KIRSTEN PETTERSON 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 Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. SPS-18-02557-6 Ad Run Dates 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023
950 90883 1/11,18,25,2/1

NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF GWINNETT

By virtue of a Power of Sale contained in that certain Security Deed from **Henry Robenson Pierre to Mortgage Electronic Registration Systems, Inc. as nominee for Broker Solutions, Ind. dba New American Funding, its successors and assigns,** dated June 29, 2020 and recorded on June 30, 2020 in Deed Book 57614, Page 850, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Two Hundred Thirty-Two Thousand Seven Hundred Seven and 00/100 dollars ($232,707.00) with interest thereon as provided therein, as last transferred to Broker Solutions, Ind. dba New American Funding, its successors and assigns, recorded in Deed Book 59922, Page 00145, aforesaid records, 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 has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in February, 2023, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING IN LAND LOT 234 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA BEING LOT 153, BLOCK A, COLD WATER CREEK SUBDIVISION, UNIT TWO, AS MORE PARTICULAR DESCRIBED ON PLAT OF SURVEY RECORDED AT PLAT BOOK 91, PAGE 173, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT AND LEGAL DESCRIPTION THERON ARE INCORPORATED HEREIN BY REFERENCE THERETO. Said property may more commonly be known as **1401 Jernigan Bluff, Lawrenceville, GA 30045.** The debt secured by said Security Deed 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 Case #: 22-004388-4 remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys fees (notice of intent to collect attorneys fees having been given). The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is Broker Solutions Inc. dba New American Funding, New American Funding c/o Home Retention Department 11001 Lakeline Blvd. Ste. 325 Austin, TX 78717 . 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: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Henry Robenson Pierre and or tenant(s). 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. Broker Solutions Inc. dba New American Funding as Attorney-in-Fact for Henry Robenson Pierre Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 Case #: 22-004388-4 Ad Run Dates: 01/25/23; 02/01/23; 12/28/22; 01/04/23; 01/11/23; 01/18/23
950 90702 1/11,18,25, 2/1, 2023

NOTICE OF SALE UNDER POWER

Pursuant to a power of sale in a Deed to Secure Debt from **SHEZ POHLEL (Grantor), fka Shez Rabsul, to Synovus Bank (Lender)** dated 1/29/2019, and recorded in Deed Book 55737, Page 357 Gwinnett County GA records, as amended, restated, supplemented, or otherwise modified from time to time (the Security Deed), securing a loan to Georgia Auto Repair Specialists, Inc., (the Loan), as transferred to Robert Barnett, as Trustee of the RH 401(k) Plan (Holder) by Assignment of Note, Security Instruments, and Other Loan Documents effective 12/8/2022, and recorded 12/16/2022 in Deed Book 60356 Page 555, aforesaid records, the Holder will sell at public outcry, during the legal hours of sale, at the Court House location where foreclosure and sheriff sales are held in Gwinnett County, Georgia, on the first Tuesday in February 2022, to the highest bidder for cash, the following described land, its appurtenances, buildings, structures, fixtures, and other improvements (collectively Land), to wit: All that parcel of land lying and being in Land Lot 130, 5th Land District, Gwinnett County, Georgia, containing 1.2571 acres, according to a plat prepared for Shumate & Company, Inc. by Batchelor & Associates, Gerald T. Batchelor, Georgia Registered Land Surveyor No. 2238, dated June 6, 1994, and more particularly described as follows: TO LOCATE THE TRUE PLACE OR POINT OF BEGINNING, BEGIN at a point in the center of Harrison Road (having a 60-footright of way) located 662.8 feet northwesterly as measured along the centerline of said road, from its point or intersection with the centerline of Old Loganville Road; run' thence South 57 degrees 08 minutes 31 seconds West 30.00 feet-to a point on the southwesterly right of way line of Harrison Road, WHICH IS THE TRUE POINT OF BEGINNING; from said beginning point as thus established, run South 57 degrees 08 minutes 31 seconds West 350.33 feet to a point marked by an iron pin found; run thence North 34 degrees I6 minutes 29 seconds West 234.84 feet to a point marked by an iron pin found: run thence North 61 degrees 25 minutes 54·.seconds East 220.68 feet to a point marked by an iron pin on the southwesterly right of' way line of Harrison Road: run thence southeasterly along said right of way line, and following the curvature thereof a total distance of 222.75 feet to a point, which is the place or point of beginning. WITH AN ADDRESS OF **3885 HARRISON RD., LOGANVILLE, GA 30052.** The Loan being mature, unpaid, and remaining in default, the sale will be made for the purpose of repaying the Loan, accrued interest and expenses of the sale, and other sums secured by the Security Deed, and the remainder, if any, will be applied as provided by law. The Land will be sold on an as is, where is basis without recourse against Holder and without representation or warranty of any kind or nature whatsoever with respect thereto, and subject to all outstanding ad valorem taxes and assessments, superior matters of record, and confirmation that the sale is not prohibited under the U.S. Bankruptcy Code. Pursuant to O.C.G.A. §44-14-162.2 this Notice is published in anticipation of a foreclosure sale on 2/7/2023. The address and name of the person who has full authority to negotiate, amend, or modify the Loans terms on Holder's behalf is Andre Jizrawi, 8375 SW Beaverton-Hillsdale Hwy, Suite 200, Portland, OR 97225, ajizrawri@Red-HillsHoldings.com (503) 660-8012. To Holder's knowledge, possession of the Land is held by Georgia Auto Specialists, Inc., as tenant. Holder, as attorney in fact for the Grantor. Joseph G. Wilburn, Esq, 1325 Satellite Blvd., Bldg. 100, Suite 101, Suwanee, GA 30024 (770) 864-1403#(770) 864-1403
950 91831 1/11,18,25,2/1, 2023

NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA

Under and by virtue of the Power of Sale contained in a Security Deed given by **Alvaro Rebolledo to Eagle Service Corporation d/b/a Tucker Federal Mortgage,** dated August 27, 1997, and recorded in Deed Book 14761, Page 146, Gwinnett County, Georgia Records, as last transferred to U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust by assignment recorded on June 29, 2022 in Book 60050 Page 00216 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Eighteen Thousand Five Hundred Thirty-Three and 0/100 dollars ($118,533.00), 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 February 7, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 122 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND AS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF LOCKRING DRIVE, 1,381.00 FEET SOUTHEAST OF THE NORTH LAND LOT LINE OF LAND LOT 122; THENCE RUNNING NORTH 58 DEGREES 55 MINUTES 00 SECONDS EAST 196.49 FEET TO AN OPEN TOP FOUND; THENCE RUNNING SOUTH 32 DEGREES 22 MINUTES 52 SECONDS EAST 149.70 FEET TO AN IRON PIN FOUND; THENCE RUNNING SOUTH 59 DEGREES 00 MINUTES 04 SECONDS WEST 193.50 FEET TO AN OPEN TOP FOUND, BEING A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF LOCKRING DRIVE; THENCE RUNNING NORTH 31 DEGREES 14 MINUTES 00 SECONDS WEST 149.95 FEET ALONG THE NORTHEASTERLY RIGHT-OF-WAY OF LOCKRING DRIVE TO AN IRON PIN FOUND, AND THE POINT OF BEGINNING. BEING IMPROVED PROPERTY KNOWN AS 146 LOCKRING DRIVE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA, AND ACCORDING TO THE PLAT OF SURVEY PREPARED BY MCCLUNG SURVEYING, INC. FOR ALVARADO REBOLLEDO, DATED AUGUST 26, 1997. 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). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Selene Finance they can be contacted at (877) 735-3637 for Loss Mitigation Dept, or by writing to 3501 Olympus Boulevard, 5 th Floor, Suite 500, Coppell, Texas 75019, 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, 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 party in possession of the property is Alvaro Rebolledo or tenant (s); and said property is more commonly known as **146 Lockring Drive, Lilburn, GA 30047.** 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. U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust as Attorney in Fact for Alvaro Rebolledo. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-13902
950 91887 1/1,18,25,2/1, 2023

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from **MACHERIE C RHYANT to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR SIERRA PACIFIC MORTGAGE COMPANY, INC,** dated June 24, 2019, recorded July 2, 2019, in Deed Book 56705, Page 805, 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 Seventy-One Thousand Nine Hundred Eighty-Two and 00/100 dollars ($271,982.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to PennyMac Loan Services, LLC, 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 February, 2023, all property described in said Security Deed including but not limited to the following described property: ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND WITH THE IMPROVEMENTS THEREON, IF ANY, SITUATE, LYING AND BEING IN THE COUNTY OF GWINNETT, STATE OF GEORGIA TO WIT; ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 155 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 31, BLOCK A, OF LIVINGSTON PARK SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 113, PAGE 228-231, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. Said legal description being controlling, however the property is more commonly known as **2477 BAY CREST LN, LOGANVILLE, GA 30052.** 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 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 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 inspection of the property; all zoning 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 MACHERIE C RHYANT, ESTATE AND/ OR HEIRS OF LAW OF MACHERIE RHYANT , 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 authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: PennyMac Loan Services, LLC, Loss Mitigation Dept., 3043 Townsgate Road Suite 200, Westlake Village, CA 91361, Telephone Number: 1- 866-549-3583. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for MACHERIE C RHYANT 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 Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. PNY-22-06018-1 Ad Run Dates 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023
950 90897 1/11,18,25,2/1

NOTICE OF SALE UNDER POWER CONTAINED IN SECURITY DEED STATE OF GEORGIA, COUNTY OF Gwinnett

Pursuant to a power of sale contained in a certain security deed executed by **Travis Richardson, hereinafter referred to as Grantor, to Mortgage Electronic Registration Systems, Inc. as nominee for The American Eagle Mortgage Co, LLC** recorded in Deed Book 54695, beginning at page 728, of the deed records of the Clerk of the Superior Court of the aforesaid state and county, and by virtue of a default under the terms of said security deed, and the related note, the undersigned attorney-in-fact for the aforesaid Grantor (which attorney-in-fact is the present holder of said security deed and note secured thereby) will sell at the usual place of conducting Sheriff's sales in said county within the legal hours of sale, to the highest bidder on the first Tuesday in February 2023, all property described in said security deed including but not limited to the following described property: All that tract or parcel of land lying and being in Land Lot 320 of the 4th District, Gwinnett County, Georgia, being Lot 6, Block A of Woodgate Landing Subdivision, as per plat recorded in Plat Book 126, pages 35-37, Gwinnett County, Georgia records, which plat is incorporated herein and made a part hereof by reference. Said legal description being controlling, however, the Property is more commonly known as: **4441 Rosegate Drive, Snellville, GA 30039** 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 be subject to the following items which may affect the title: 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, zoning ordinances, restrictions, and all other matters of record superior to the said Security Deed. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. MidFirst Bank, through its division Midland Mortgage is the entity with authority to negotiate, amend and modify the terms of the Note and Security Deed. MidFirst Bank, through its division Midland Mortgages address is 999 N.W. Grand Blvd., Oklahoma City, OK 73118. MidFirst Bank, through its division Midland Mortgage may be contacted by telephone at 1-800-552-3000. To the best of the undersigned's knowledge and belief, the party in possession of the property is believed to be Travis Richardson and Yuntrill Charlett Pugh, or tenant(s). MidFirst Bank, as Transferee, Assignee, and Secured Creditor As attorney-in-fact for the aforesaid Grantor CB Legal, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connector, Suite 350 Atlanta, GA 30342 (770) 392-0041 21-6651 THIS 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.
950 91482 1/11,18,25,2/1, 2023

NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF GWINNETT

Under and by virtue of the power of sale contained with that certain Security Deed dated June 26, 2020, from **Alberto Miguel Duque Rincon and Alejandra Duque Morales to Mortgage Electronic Registration Systems, Inc., as nominee for Paramount Residential Mortgage Group, Inc.,** recorded on July 22, 2020 in Deed Book 57678 at Page 00264 Gwinnett County, Georgia records, having been last sold, assigned, transferred and conveyed to **Data Mortgage, Inc.**by Assignment and said Security Deed having been given to secure a note dated June 26, 2020, in the amount of $206,196.00, 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 February 7, 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 347 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING UNIT 128 OF FAIRVIEW PARK TOWNHOMES, UNIT 3, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO FIND THE POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE COMMON LAND LOT LINE OF LAND LOTS 347 AND 348 AND THE WESTERLY RIGHT- OF-WAY OF SUWANEE DAM ROAD (80' RIGHT-OF-WAY); THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SUWANEE DAM ROAD IN A SOUTHERLY DIRECTION FOR A DISTANCE OF 754.41 FEET TO A POINT, THENCE LEAVING SAID RIGHT-OFWAY SOUTH 71 DEGREES 50 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 489.88 FEET TO A POINT; THENCE NORTH 28 DEGREES 15 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 7.23 FEET TO A 1/2" OPEN TO PIPE, THENCE SOUTH 80 DEGREES 58 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 475.67 FEET TO A POINT; THENCE SOUTH 09 DEGREES 28 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 195.29 FEET TO A POINT, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 68.51 FEET TO A POINT, THENCE NORTH 71 DEGREES 10 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 98.32 FEET TO A POINT AT THE SOUTHERNMOST CORNER OF UNIT 128, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE FROM SAID TRUE POINT OF BEGINNING AS THUS ESTABLISHED NORTH 37 DEGREES 51 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 37.91 FEET TO A POINT; THENCE NORTH 52 DEGREES 08 MINUTES 58 SECONDS EAST FOR A DISTANCE OF 24.13 FEET TO A POINT; THENCE SOUTH 37 DEGREES 51 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 2.03 FEET TO A POINT, THENCE SOUTH 37 DEGREES 42 MINUTES 08 SECONDS EAST 31.94 FEET TO A POINT; THENCE SOUTH 37 DEGREES 51 MINUTES 02 SECONDS EAST 31.94 FEET TO A POINT; THENCE SOUTH 52 DEGREES 08 MINUTES 58 SECONDS WEST FOR A DISTANCE OF 24.05 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING. SAID PROPERTY BEING SHOWN AS UNIT 128 ON THE FINAL PLAT OF FAIRVIEW PARK TOWNHOMES UNIT 3, PREPARED BY PRECISION PLANNING INC., DATED 7/26/04, LAST REVISED 10/28/05. TOGETHER WITH AND SUBJECT TO ALL RIGHT, TITLE AND INTEREST IN AND TO THOSE CERTAIN COVENANTS, RESTRICTIONS AND EASEMENTS AS CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR FAIRVIEW PARK RECORDED IN DEED BOOK 28492, PAGE 93, GWINNETT COUNTY, GEORGIA RECORDS; AS AMENDED FROM TIME TO TIME. 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 the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property is/are Alberto Miguel Duque Rincon and Alejandra Duque Morales. The property, being commonly known as **389 Eagle Tiff Dr, Sugar Hill, GA, 30518** in Gwinnett County, will be sold as the property of Alberto Miguel Duque Rincon and Alejandra Duque Morales, 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 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 described mortgage is as follows: ServiceMac, LLC, 9726 Old Bailes Road Suite 200, Fort Mill, South Carolina 29707 1-844-478- 2622. 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 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 Deed. Albertelli Law Attorney for Data Mortgage, Inc. as Attorney in Fact for Alberto Miguel Duque Rincon and Alejandra Duque Morales 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (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. - 22-011927 A4766839 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023
950 89474 1/11,18,25,2/1, 2022

NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF GWINNETT

Under and by virtue of the power of sale contained with that certain Security Deed dated January 30, 2020, from **Gabriel J. Rodriguez Rodriguez and Rafael Sanchez to Mortgage Electronic Registration Systems, Inc., as nominee for Everett Financial, Inc. d/b/a Supreme Lending,** recorded on February 5, 2020 in Deed Book 57229 at Page 361 Gwinnett County, Georgia records, having been last sold, assigned, transferred and conveyed to **Data Mortgage, Inc**.by Assignment and said Security Deed having been given to secure a note dated January 30, 2020, in the amount of $266,975.00, 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 February 7, 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 238, 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 96, BLOCK A, FLAT CREEK LANDING, UNIT THREE, FKA ROCKHOUSE ROAD TRACT, AS PER PLAT RECORDED IN PLAT BOOK 144, PAGES 72-75, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. 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 the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property is/are Gabriel J. Rodriguez Rodriguez and Rafael Sanchez. The property, being commonly known as **2159 Charcoal Ives Rd, Lawrenceville, GA, 30045** in Gwinnett County, will be sold as the property of Gabriel J. Rodriguez Rodriguez and Rafael Sanchez, 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 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 described mortgage is as follows: ServiceMac, LLC, 9726 Old Bailes Road Suite 200, Fort Mill, South Carolina 29707 1-844-478- 2622. 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 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 Deed. Albertelli Law Attorney for Data Mortgage, Inc. as Attorney in Fact for Gabriel J. Rodriguez Rodriguez and Rafael Sanchez 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (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. - 22-011931 A4765987 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023
950 89475 1/11,18,25,2/1,2023

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 **Meatta Rogers to Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for WMC Mortgage Corp.,** dated September 1, 2006, and recorded in Deed Book 47011, Page 295, Gwinnett County, Georgia records, as last transferred to **U.S. Bank N.A., as trustee, on behalf of the holders, of the J.P. Morgan Mortgage Acquisition Trust 2006-WMC4 Asset Backed Pass-Through Certificates, Series 2006-WMC4** by Assignment recorded in Deed Book 50062, Page 657, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of $222,580.00, 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 February, 2023, to wit: February 7, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 213, 5th District of Gwinnett County, Georgia, being Lot 31, Block A, Ballantrae Subdivision F.K.A. Ashton Park Subdivision, as per plat thereof recorded in Plat Book 114, Pages 49-51, Gwinnett County records, which plat is incorporated therein by reference. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). Said property is commonly known as **1172 Ashton Park Drive, Lawrenceville, GA 30045,** together with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Meatta Rogers 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, 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 judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc. Attention: Loss Mitigation Department 3217 S. Decker Lake Drive Salt Lake City, Utah 84119 1-888-818-6032 The foregoing notwithstanding, nothing in OC.G.A. Section 44-14-162.2 shall be construed to require the secured creditor