FORECLOSURE

Gwinnett County, Georgia being Lot 13, Block E, o Nantucket as per plat record ed in plat book 1. Page 268. Gwinnett County Records, which plat is hereby referred to and made a part of this

description. The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of in-tent to collect attorneys fees

having been given).
Said property is commonly
known as 113 Newport
Road, 113 Newport Rd Sw.,
Lilburn, GA 30047 together
with all fixtures and personal 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 stationary property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): subject property is (are):
Janet Holliday and Donald
Holliday or tenant or tenants.
PHH Mortgage Corporation
is the entity or individual
designated who shall have on-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and nutil of the state. full authority to negotiate, amend and modify all terms

of the mortgage.
PHH Mortgage Corporation
1661 Worthington Rd Suite
100 West Palm Beach, FL
33409 (800) 750-2518 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the prop-erty whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, nounbrages, according ordin encumbrances, zoning ordinances, restrictions, covenants, and matters of

covenants, and matters or record superior to the Secu-rity Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code: and (2) fine confired under the J.S. Balikrupi-cy Code; and (2) final confir-mation and audit of the sta-tus of the loan with the hold-er of the Security Deed. Pur-suant to O.C.G.A. Section 9-13-172.1, which allows for retain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the sta-tus of the loan as provided immediately above

U.S. Bank Trust Company. National Association. National Association, as trustee, as successor-in-in-terest to U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home

Equity Mortgage Asset-Backed Pass-Through Cer-tificates, Series 2005-KS4 as agent and Attorney in Fact for Donald Holliday and

Janet Holliday
Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont
Road, N.E., Suite 500, Atlanta, Georgia 30305, (404)

994-7637.
1017-5792A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLL
LECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE, 1017-5792A
960-90275 950-93076 02/08/2023 02/15/2023, 03/01/2023. 02/22/2023,

NOTICE OF SALE UNDER POWER GWINNETT COUN-

Sale contained in a Security Deed given by Donald Holli-

Deed given by Donald Holli-day and Janet Holliday to Oak Street Mortgage LLC dated 2/3/2005 and recorded in Deed Book 41634 Page 223 Gwinnett County, Geor-gia records; as last trans-ferred to or acquired by U.S. Bank Trust Company, Na-tional Association, at truste. as successor-in-intrustee, as successor-in-in-terest to U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity
Mortgage Asset-Backed
PassThrough Certificates,
Series 2005-KS4, conveying the after-described property to secure a Note in the original principal amount of \$191,575.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to dersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as desig-nated by Order of the Superior Court of said county), within the legal hours of sale on March 7, 2023 (being the first Tuesday of said month first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the fol-lowing described property: All that tract or parcel of land lying and being in land lot 123 of the 6th district of Gwinnett County, Georgia, being Lot 13, Block E, of Nantucket as per plat record-ed in plat book 1, Page 268. Gwinnett County Records which plat is hereby referred to and made a part of this description. debt secured by said

Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of in tent to collect attorneys fees having been given).

subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the proper Said property is commonly known as 113 Newport Road, 113 Newport Rd Sw,, Lilburn, GA 30047 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, nounbraces, recognizing ordinary and the property and the subject property is (are): Janet Holliday and Donald Holliday or tenant or tenants. PHH Mortgage Corporation is the entity or individual designated who shall have covenants, and matters or record superior to the Secu-rity Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code; and (2) final confirdesignated who shall have full authority to negotiate, amend and modify all terms of the mortgage. PHH Mortgage Corporation 1661 Worthington Rd Suite

100 West Paľm Beach, FL 33409 (800) 750-2518

FORECLOSURE

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

tus of the loan with the hold-

er of the Security Deed. Pursuant to 0.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding

the rescission of judicial and

mation and audit of the sta-

tus of the loan as provided

tus of the loan as provided immediately above.
U.S. Bank Trust Company, National Association, as trustee, as successor-in-interest to U.S. Bank National Association, as Trustee for Residential Asset Securities

Corporation, Home Equity Mortgage Asset-Backed Pass-Through Cer-tificates, Series 2005-KS4 as

agent and Attorney in Fact for Donald Holliday and Janet Holliday Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-

lanta, Georgia 30305, (404)

994-7637.
1017-5792A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY IN-

FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-5792A 950-93117 02/08/2023,

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security
Deed given by Emery Stewart to Aames Funding Corpo-

ration DBA Aames Home

Loan dated 3/31/2006 and recorded in Deed Book 46378 Page 846 and modified at Deed Book 50081 Page 890 Gwinnett County,

Georgia records; as last transferred to or acquired by

U.S. Bank Trust Company, National Association, as

trustee, as successor-in-in-terest to U.S. Bank National

Association, as successor in

interest to Bank of America

National Association, successor by merger to LaSalle Bank National Association, as Trustee for GSAMP Trust

2006-HE4, Mortgage Pass-Through Certificates, Series 2006-HE4, conveying the after-described property to secure a Note in the original

principal amount of \$181,520.00, with interest at

\$101,320.00, will liliterest at the rate specified therein, there will be sold by the un-dersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia

or such other area as desig

nated by Order of the Superior Court of said county), within the legal hours of sale on March 7, 2023 (being the

first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednes-

case being the first Wednes-day of said month), the fol-lowing described property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND

BEING IN LAND LYING AND BEING IN LAND LOT 233 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 142, BLOCK A, BRAMLETT STATION, UNIT ONE AS PER PLAT

ONE. AS PER PLAT
RECORDED IN PLAT BOOK
111, PAGES 130-131,
GWINNETT COUNTY, GEORGIA RECORDS. SAID PLAT
BEING INCORPORATED
HEREIN AND MADE DEEED

HEREIN AND MADE REFER-ENCE HERETO.
This sale will be made sub-

ject to any right of the United States of America to redeem

the hereinabove described property within 120 days

from the sale date aforesaid, in order to satisfy certain outstanding federal tax liens.

The debt secured by said

Security Deed has been and

Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of in-

attorneys fees (notice of in-tent to collect attorneys fees

Said property is commonly known as 1285 Union Sta-

tion Drive, Lawrenceville, GA 30045 together with all fixtures and personal prop-erty attached to and consti-

tuting a part of said proper-ty, if any. To the best knowl-edge and belief of the under-signed, the party (or parties) in possession of the subject

property is (are): Emery

Stewart or tenant or tenants

PHH Mortgage Corporation is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

PHH Mortgage Corporation 1661 Worthington Rd Suite 100 West Palm Beach, FL 33409 (800) 750-2518

Note, however, that such

entity or individual is not re-

quired by law to negotiate, amend or modify the terms of the loan. Said property will be sold

tute a lien against the prop-

whether due

encumbrances, zoning ordi-nances, restrictions,

covenants, and matters of

ertv

nances,

of the mortgage.

having been given).

02/22/2023.

02/15/2023.

03/01/2023

mation and audit of the sta-tus of the loan with the hold-er of the Security Deed. Pur-suant to O.C.G.A. Section 9of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of 13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confir-mation and audit of the sta-tus of the loan as provided payable and which may not be of record, (c) the right of redemption of any taxing au-thority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments. Jiens. (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

immediately above. U.S. Bank Trust Company, National Association rustee, as successor-in-in-erest to U.S. Bank National Association, as successor in interest to Bank of America National Association suc-National Association, successor by merger to LaSalle Bank National Association, as Trustee for GSAMP Trust 2006-HE4, Mortgage Pass-Through Certificates, Series 2006-HE4 as agent and At-torney in Fact for Emery Stewart Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, At-

FORECLOSURE

lanta, Georgia 30305, (404) 994-7637.
1017-5903A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 1017-5903A
950-92958 02/08/2023,
02/15/2023, 02/22/2023,
03/01/2023.

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

LOWS

TIA DISTRICT NO. 1749, GWINNETT COUNTY, GEOR-

GIA AND BEING LOT 93, BLOCK A, UNIT FOUR, LAKE PARK SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 55, PAGE 32, GWINNETT

55, PAGE 32, GWINNETT COUNTY, GEORGIA RECORDS; WHICH PLAT AND LEGAL DESCRIPTION THEREON ARE INCORPO-RATED HEREIN BY REFER-

PURPOSES ONLY: THEAPN IS SHOWN BY THE COUNTY ASSESSOR AS R3002A198,

SOURCE OF TITLE IS BOOK 48072, PAGE 341 (RECORD-

480/2, PAGE 341 (RECORD-ED 07/11/07)
The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-

sible events of default, fail-

sible events of detault, and ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the

purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including

attorneys fees (notice of in-

tent to collect attorneys fees

tent to collect attorneys fees having been given). Said property is commonly known as 3241 Lakecrest Drive, Dacula, GA 30019 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and bellef the undersigned. He party

the undersigned, the party (or parties) in possession of the subject property is (are):

Brenda Herring or tenant or tenants.
PHH Mortgage Corporation

is the entity or individual designated who shall have

designated Who shall have full authority to negotiate, amend and modify all terms of the mortgage. PHH Mortgage Corporation 1661 Worthington Rd

Note, however, that such entity or individual is not re-

quired by law to negotiate.

amend or modify the terms

Said property will be sold subject to: (a) any outstand-ing ad valorem taxes (in-cluding taxes which are a

cluding taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that consti-tute a lien against the prop-erty whether due and payable or not yet due and payable and which may not

be of record, (c) the right of redemption of any taxing au-thority, (d) any matters which might be disclosed by

an accurate survey and in-

spection of the property, and (e) any assessments, liens.

(è) any assessments, liens, encumbrances, zoning ordinances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the sta-

mation and audit of the sta-

tus 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 non-judi-

cial sales in the State of Georgia, the Deed Under Power and other foreclosure

documents may not be pro-

vided until final confirmation

and audit of the status of the

loan as provided immediate-ly above

ly above. PHH Mortgage Corporation

s/b/m Ocwen Loan Servic-ing, LLC as agent and Attor-ney in Fact for Brenda Her-

ring and Walt Herring
Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont
Road, N.E., Suite 500, At-

lanta, Georgia 30305, (404)

994-7637.
1017-5916A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
FOR THAT

FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-5916A 950-93688 02/08/2023, 02/15/2023, 02/22/2023, 02/2023

03/01/2023.

tus of the loan with the

100 Beach, FL 33409 (800) 750-

of the loan.

INFORMATIONAL

ENCE THERETO.

GIA AND BEING LOT

03/01/2023.

Pursuant to the Power of Sale contained in a Security Deed given by Javier Martinez to LONG BEACH MORTGAGE COMPANY dated 9/16/2005 and recorded in Deed Book 44731 Page 178 Gwinnett County, Georgia records; as last transferred to or acquired by HSBC Bank USA, N.A., as Trustee on behalf of ACE Securities Corp. Home Fouity Pursuant to the Power of Trustee on behalf of ACE Se-curities Corp. Home Equity Loan Trust and for the regis-tered holders of ACE Securi-ties Corp. Home Equity Loan Trust, Series 2006-SL2, As-set Backed Pass-Through Certificates, conveying the Certificates, conveying the after-described property to secure a Note in the original principal amount of \$34,800.00, with interest at

\$34,00.00, will litterest at the rate specified therein, there will be sold by the un-dersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as desigof Such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on March 7, 2023 (being the first Tuesday of said month unless said date falls on a Cederal Unified in which unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property. ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN GMD 1397 GWINNETT COUNTY, GEORGIA, BEING LOT 5, BLOCK A, HAMILTON CHASE, UNITONE, AS PER PLAT RECORDED AT PLAT BOOK TO A PORTER OF THE PROPERTY OF THE PRO

72, PAGE 197-198, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. This foreclosure is subject Ihis foreclosure is subject to that Security Deed from Javier Martinez to Long Beach Mortgage Company, in the original amount of \$139,200.00, dated Septem-

ber 16, 2005, recorded in Deed Book 44726, Page 273, Gwinnett County, Georgia records The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees

having been given).
Said property is commonly known as **3340 Hampton** known as 3340 Hampton Trace Court, Buford, GA 30519 together with all fix-tures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the under-signed, the party (or parties) in possession of the subject property is (are): Javier Mar-tinez and Yasmin Martinez or tenant or tenants. tenant or tenants

tenant or tenants.
PHH Mortgage Corporation
is the entity or individual
designated who shall have
full authority to negotiate,
amend and modify all terms of the mortgage.
PHH Mortgage Corporation
1661 Worthington Rd Suite
100 West Palm Beach, FL

33409 (800) 750-2518 Note however that such entity or individual is not re quired by law to negotiate, amend or modify the terms of the loan. Said property will be sold

satu property will be solved subject fix: (a) any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the propwhether due payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances. restrictions. covenants, and matters of

covenans, and matters or record superior to the Secu-rity Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankrupted under the U.S. Bankrupt-cy Code; and (2) final confir-mation and audit of the sta-tus of the loan with the hold-er of the Security Deed. Pur-suant to O.C.G.A. Section 9staint to U.C.G.A. Section 9
13-172.1, which allows for
certain procedures regarding the rescission of judicial
and non-judicial sales in the
State of Georgia, the Deed
Under Power and other fore-

closure documents may not be provided until final confir-mation and audit of the sta-tus of the loan as provided immediately above. HSBC Bank USA, N.A., as Trustee on behalf of ACE Se curities Corp. Home Equity Loan Trust and for the registered holders of ACE Security ties Corp. Home Equity Loan Trust, Series 2006-SL2, As-set Backed Pass-Through Certificates as agent and At-torney in Fact for Javier Mar-

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, At-Hodd, N.E., Suite SUU, Aflanta, Georgia 30305, (404) 994-7637.
1017-5906A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO

COLLECT A DEBT ANY IN-

FORECLOSURE

first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednes-day of said month), the fol-lowing described property: All that tract or parcel of land lying and being in Land Lot 143 of the 6th District of Gwinnett County. Geografia FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-5906A 02/08/2023 02/22/2023

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

FORECLOSURE

Pursuant to the Power of

950-93053

Gwinnett County, Georgia, being Lot 25, Block C, Unit 2, Mimosa Estates Subdivi-sion, as per plat thereof recorded in Plat Book O, Page 58, Gwinnett County, Georgia, Peocods Pursuant to the Power of Sale contained in a Security Deed given by Brenda Her-ring and Walt Herring to Mortgage Electronic Regis-tration Systems, Inc., as grantee, as nominee for In-dyMac Bank, F.S.B., its suc-Georgia, Records. This sale will be made subject to any right of the United States of America to redeem the hereinabove described dyMac Bank, F.S.B., its successors and assigns dated 5/8/2008 and recorded in Deed Book 48888 Page 594 and modified at Deed Book 54094 Page 745 Gwinnett County, Georgia records; as last transferred to or acquired by PHH Mortgage Corporation s/b/m Ocwen Loan Servicing, LLC, conveying the afterdescribed property to secure a Note in property within 120 days from the sale date aforesaid from the sale date aforesaid, in order to satisfy certain outstanding federal tax liens. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failsible events of default, fain-ure 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 property to secure a Note in the original principal amount of \$107,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as desig-nated by Order of the Supeattorneys fees (notice of intent to collect attorneys fees rior Court of said county), within the legal hours of sale on March 7, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month). having been given).
Said property is commonly known as 313 Linda Drive, Tucker, GA 30084 together

with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the case being the first wednes-day of said month), the fol-lowing described property: ALL THAT CERTAIN PROP-ERTY SITUATED IN THE COUNTY OF GWINNETT, AND STATE OF GEORGIA, BEING DESCRIBED AS FOL-LOWS: undersigned, the party parties) in possession of the subject property is (are): Manuel Gracia and Magdale-na Gracia or tenant or ten-ALL THAT TRACT OR PAR-CEL OF LAND LVING AND CEL OF LAND LYING AND BEING IN DUNCAN'S MILI-TIA DISTRICT NO. 1749, ants.
PHH Mortgage Corporation

is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms

afficient and moonly all terms of the mortgage.

PHH Mortgage Corporation 1661 Worthington Rd Suite 100 West Palm Beach, FL 33409 (800) 750-2518

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

Said property will be sold subject to: (a) any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing au-thority, (d) any matters which might be disclosed by an accurate survey and in spection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of

record superior to the Securecord superior to the Secu-rity Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code; and (2) final confir-mation and audit of the sta-tus of the loan with the hold. tus 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 non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the sta-

Indution and adult of the Status of the loan as provided immediately above. PHH Mortgage Corporation as agent and Attorney in Fact for Gregory B. Smalley Aldridge Pite, LLP, 15 Pied-

mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) THIS LAW FIRM MAY BE ACTING AS DFBT COL LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED

WILL BE USED FOR THAT PURPOSE. 1017-5927A 950-93040 02/08/2023 02/15/2023 03/01/2023 02/22/2023, NOTICE OF SALE LINDER

POWER, GWINNETT COUN-Pursuant to the Power of

Sale contained in a Security Deed given by Md H Ra-haman to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nominee for Flagstar Bank, FSB, its successors and assigns, datsuccessors and assigns. dat-ed 10/16/2017 and recorded in Deed Book 55469 Page 0213 Gwinnett County, Georgia records; as last transferred to or acquired by Matrix Financial Services
Corp., conveying the afterdescribed property to secure a
Note in the original principal
amount of \$375,200.00, with
interest at the rate specified therein, there will be sold by the rinder will be sold by the undersigned at public outcry to the highest bidder for cash before the Court-house door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court fe said county) within the of said county), within the legal hours of sale on March 7, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said the first wednesday of said month), the following de-scribed property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 73 OF

BEING IN LAND LOT 73 UNINETT COUNTY, GEORGIA, BEING LOT 2, BLOCK A, NORTH-FORKE PLANTATION SUBDIVISION, UNIT THREE, AS PER PLAT RECORDED IN AS PER PLAT RECORDED IN PLAT BOOK 58, PAGE 15, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION. SAID PROPERTY BEING KNOWN AS 1379 GEORGETOWN WAY ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGIA The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-

ure to pay the indebtedness as and when due and in the

manner provided in the Note

and Security Deed. The debt remaining in default, this sale will be made for the

purpose of paying the same and all expenses of this sale, as provided in the Security

Deed and by law, including attorneys fees (notice of intent to collect attorneys fees

NOTICE OF SALE UNDER POWER, GWINNETT COUN-Pursuant to the Power of

Sale contained in a Security Deed given by Gregory B. Smalley to Citizens and Southern Commercial Corporation dated 2/6/1987 and recorded in Deed Book 4109 Page 247 and modified at Deed Book 53034Page 637and re-recorded at Deed Book 4289Page 6Gwinnett Book 4289 age bowillhed County, Georgia records; as last transferred to or ac-quired by PHH Mortgage Corporation, conveying the afterdescribed property to secure a Note in the original principal amount of \$81,431.00, 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 (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on March 7, 2023 (being the

FORECLOSURE

tenants. Flagstar Bank, N.A. is the entity or individual designat-ed who shall have full authority to negotiate, amend and modify all terms of the

mortgage. Flagstar Bank, N.A. Loss Mitigation 5151 Corporate Drive Mail Stop: S-142-3 Troy, MI 48098 (800) 393-4887

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

of the loan.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters thority, (d) any matters which might be disclosed by an accurate survey and in spection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of

record superior to the Security Deed first set out above.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confir mation and audit of the status of the loan with the holder of the Security Deed. Pursuant to 0.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirbe provided until final confirmation and audit of the sta-tus of the loan as provided immediately above. Matrix Financial Services Corp. as agent and Attorney in Fact for Md H Rahaman

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) lanta, Geo 994-7637 1095-678A

THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1095-678A 965-092088 02/08/2023 950-92988 02/15/2023, 03/01/2023. 02/08/2023

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by David Fielder to Mortgage Electronic Reg-istration Systems, Inc., as grantee, as nominee for Fairway Independent Mortgage way independent windings of corporation, its successors and assigns dated 9/6/2019 and recorded in Deed Book 56889 Page 374 Gwinnett County, Georgia records; as last transferred to or actuard by Ideological Country, Ideological Country, Ideological Control Country, Georgia records; as last transferred to or actuard by Ideological Control Country, Ideological Control Cont quired by Lakeview Loan Servicing, LLC, conveying the after-described property to secure a Note in the original principal amount of \$210,000.00, 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 (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on March 7, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 25, 6TH DISTRICT OF GWINNETT (or such other area as design

DISTRICT OF GWINNETT KNOWN AS LOT 3, BLOCK J, UNIT SEVEN, THE LAND-INGS SUBDIVISION, AS PER INGS SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 17, PAGE 221, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT REFERENCED IS MADE FOR A MORE DETAILED DESCRIPTION. BEING IMPROVED PROPERTY HAVING A HOUSE THEREON KNOWN AS 5181 ISLAND DRIVE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEOR-

GWINNETT COUNTY, GEOR-GIA, AND BEING MORE PARTICULARLY SHOWN ON A SURVEY PREPARED BY BJ GOBLE, JR., DATED JAN-UARY 26, 1982, REVISED

UARY 26, 1982, REVISED SEPTEMBER 29, 1982
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 and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attornevs fees (notice of intent to collect attorneys fees

tent to collect attorneys fees having been given). Said property is commonly known as 5181 Island Drive, Stone Mountain, GA 30087 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): David Fielder or tenant or tenants. LoanCare, LLC is the entity

or individual designated who shall have full authority to shain have full authority in negotiate, amend and modify all terms of the mortgage. LoanCare, LLC Attention: Loss Mitigation Department 3637 Sentara Way Virginia Beach, VA 23452 800-909-

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

of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of be of record, (c) the right of redemption of any taxing au-thority, (d) any matters which might be disclosed by an accurate survey and in spection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of

having been given).
Said property is commonly known as 1379 Georgetown record superior to the Security Deed first set out above.
The sale will be conducted Way, Grayson, GA 30017 to gether with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the stathe undersigned, the party (or parties) in possession of the subject property is (are): tus of the loan with the holder of the Security Deed. Pur-

FORECLOSURE

suant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial salés in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the sta-

mation and audit of the sta-tus of the loan as provided immediately above. Lakeview Loan Servicing, LtC as agent and Attorney in Fact for David Fielder Aldridge Pite, LtP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 994-7637.

1154-2253A THIS LAW FIRM MAY BE IHIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE, 1154-2253A 950-93048 02/08/2023. 02/22/2023,

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Gerald A. Spencer to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nominee for Ditech Financial LLC, its for Ditech Financial LLC, its successors and assigns dated 5/30/2018 and recorded in Deed Book 55947 Page 599 Gwinnett County, Georgia records; as last transferred to or acquired by LoanCare, LLC, conveying the after-described property to secure a Note in the original principal amount of \$117,000.00, with interest at the rate specified therein, 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 (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on March 7, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: PROPERTY: 3075 ARDEN WAY, SNELLVILLE, GA (or such other area as desig-

WAY, SNELLVILLE, 30039 GΑ 30039
BEING IN LAND LOT 29 OF THE 6TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 5, BLOCK D, BRENTWOOD SUBDIVI-BHENTWOOD SUBDIVI-SION, UNIT 2, AS PER PLAT RECORDED IN PLAT BOOK 16, PAGE 205, GWINNETT COUNTY, GEORGIA RECORDS, WHICH

RECURUS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION.

110N.
A.P.N. R6029-059
The debt secured by said
Security Deed has been and
is hereby declared due because of, among other possible events of default, failture to pay the indebtdence. ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of in-tent to collect attorneys fees having heen given) having been given).

having been given).
Said property is commonly known as 3075 Arden Way, Snellville, GA 30039 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): the subject property is (are): Gerald A. Spencer or tenant or tenants

LoanCare, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage LoanCare, LLC Attention: Loss Mitigation Department 3637 Sentara Way Virginia Beach, VA 23452 800-909-

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

of the loan.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the proptute a lien against the propwhether due payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, prouphrages, recognition and the property and the propert encumbrances, zoning ordinances. restrictions. covenants and matters of covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to 0. C.G.A. Section 9-suprit to 0. C.G.A. Section 9suant to O.C.G.A. Section 9staint to U.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-

closure documents may not be provided until final confir-mation and audit of the sta-tus of the loan as provided immediately above. LoanCare, LLC as agent and Attorney in Fact for Gerand Attorney in Fact for Ger-ald A. Spencer Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 904-7837 994-7637 1154-2264A

THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1154-2264A 950-93120 02/08/2023, 02/15/2023, 03/01/2023.

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Cathy Elizabeth Butler to Mortgage Electronic Registration Systems, Inc., as grante, as nominee for Suntrust Mortgage, Inc., its successors and assigns. dated 5/22/2009 and recorded in Deed Book 49519 Page 694 Gwinnett County, Georgia records; as last transferred to or acquired by Truist to or acquired by Truist Bank, successor by merger to SunTrust Bank, conveying the after-described property to secure a Note in the origi-nal principal amount of \$186,930.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash

FORECLOSURE

before the Courthouse door of Gwinnett County, Georgia (or such other area as desigon such other alea as desygnated by Order of the Superior Court of said country, within the legal hours of sale on March 7, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 92 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 25, BLOCK COOPER MANOR, AS PER PLAT RECORDED IN PLAT BOOK 125, PAGES 5 AND 6, GWINNETT nated by Order of the Supe

GWINNETT COUNTY RECORDS, SAID PLAT BE-ING INCORPROATED HERE-IN BY REFERENCE THERE-TO.
This sale will be made sub-

states of America to redeem the hereinabove described property within 120 days from the sale date aforesaid, in order to satisfy certain outstanding federal tax liens. The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failas 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 surpress of points the same 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 attorneys fees (notice of intent to collect attorneys fees having heen given)

having been given).
Said property is commonly known as 1403 Cooper Gayle Drive, Snellville, GA 30078 together with all fix-tures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the under-cined the party (or active) signed, the party (or parties) in possession of the subject property is (are): Cathy Eliz abeth Butler or tenant or ten

ants. Truist Bank is the entity or individual designated who shall have full authority to shall have full authority to negotiate, amend and modify all terms of the mortgage. Truist Bank Mortgage Loan Servicing P.O. Box 2467 Greenville, SC 29602-2467 1-800-827-3722

1-800-827-3/22 Note, however, that such entity or individual is not re-quired by law to negotiate, amend or modify the terms of the loan

of the loan.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing auof the loan. redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and in-spection of the property, and (e) any assessments, liens, encumbrances, zoning ordi-nances, restrictions,

nances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the state of the confirmation that the bold. tus of the loan with the hold er 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 non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above Truist Bank successor by

merger to SunTrust Bank as agent and Attorney in Fact for Cathy Elizabeth Butler Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, At-Road, N.E., Suite 500, Allanta, Georgia 30305, (404) 994-7637. 1207-1554A

THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN FORMATION OBTAINED FORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 1207-1554A 02/08/2023 950-93132 02/22/2023,

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Pursuant to the Power of Sale contained in a Security Deed given by Pravin C. Mehta to JPMorgan Chase Bank, N.A. dated 2/1/2008 and recorded in Deed Book 48624 Page 153 and modified at Deed Book 51716-2008 6046Wignest County Page 604Gwinnett County Rage 604GWINNett County, Georgia records; as last transferred to or acquired by NewRez LLC dba Shellpoint Mortgage Servicing, convey-ing the after-described property to secure a Note in the original principal amount of \$160,000,00 with interest at the rate specified therein there will be sold by the un dersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as desig-nated by Order of the Supe-rior Court of said county), within the legal hours of sale country, within the legal hours of sale on March 7, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: lowing described property: ALL THAT TRACT OR PAR-

ALL HAI I HACT OF PAR-CEL OF LAND LYING AND BEING IN LAND LOT 61 OF THE 6TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 2, BLOCK A, EASTPARKE SUBDIVISION, ACCORDING TO BLAT ACCORDING TO PLAT RECORDED AT PLAT BOOK 59, PAGE 227, GWINNETT COUNTY, GEORGIA, RECORD, BEING IMPROVED

PROPERTY KNOWN AS 1850 EASTFORD TRACE, STONE MOUNTAIN, GEOR-GIA 30087. The debt secured by said

Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of in-tent to collect attorneys fees having been given).

Said property is commonly known as 1850 Eastford Trc, Stone Mountain, GA 30087 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of

FORECLOSURE

the undersigned, the party (or parties) in possession of the subject property is (are): Pravin C. Mehta or tenant or

tenants Shellpoint Mortgage Servicing is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms

of the mortgage.
Shellpoint Mortgage Servicing PO Box 10826
Greenville, SC 29603-0826
1-800-365-7107 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

Said property will be sold salu property will be solved as subject for (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the proper tute a lien against the prop-erty whether due and payable or not yet due and payable and which may not

be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and in-spection of the property, and (e) any assessments, liens, encumbrances, zoning ord nances. restrictions nances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted which the (1) services and the conducted to (1) services are the conducted t

subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt cy 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 non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confir-mation and audit of the sta-tus of the loan as provided immediately above. immediately above

immediately above.

NewRez LLC dba Shellpoint

Mortgage Servicing as agent
and Attorney in Fact for

Pravin C. Mehta

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont
Road, N.E., Suite 500, Atparts Cercins 2025, (404)

Hoad, N.E., Suite 500, Af-lanta, Georgia 30305, (404) 994-7637. 1263-2728A THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFO FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1263-2728A 950-93034 02/08/2023, 02/15/2023 02/22/2023 03/01/2023

NOTICE OF SALE UNDER POWER, GWINNETT COUN-Pursuant to the Power of

Pursuant to the Power of Sale contained in a Security Deed given by Linda K. Comozzie to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for American Equity Mortgage, Inc., its successors and assigns dated 12/21/2007 and recorded in Deed Book 48557 Page 119 Gwinnett County, Georgia records; as last transferred to or acquired by US Bank to or acquired by US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust, conveying the after-de-scribed property to secure a Note in the original principal amount of \$189,000.00, with therein, there will be sold by the undersigned at public putery to the highest hidden outcry to the highest bidder for cash before the Courthouse door of Gwinnet County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on March 7, 2023 (being the first Tuesday of said month Julesc day of said month unless said date falls on a Federa the first Wednesday of said month), the following de-scribed property: ALL THAT TRACT OR PAR-

CEL OF LAND LYING AND BEING IN LAND LOT 339 OF THE 7TH LAND DISTRICT OF GWINNETT COUNTY, THE 7TH LAND DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 11, BLOCK B OF EMERALD LAKE SUBDIVISION, UNIT ONE, AS PER PLAT THERE-OF RECORDED IN PLAT BOOK 37, PAGE 287 OF THE PUBLIC RECORDS OF GWINNETT COUNTY, GEORGIA WHICH SAID PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.

The debt secured by said

The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the as and when due and in the Note 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, a provided in the Security. as provided in the Security Deed and by law, including attorneys fees (notice of in-tent to collect attorneys fees having been given).

Said property is commonly known as 475 Emerald Parkway, Sugar Hill, GA 30518 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the under-signed, the party (or parties) in possession of the subject property is (are): Linda K Comozzie or tenant or ten-

Shellpoint Mortgage Servicing is the entity or individual designated who shall have full authority to negotiate amend and modify all terms

of the mortgage.
Shellpoint Mortgage Servicing PO Box 10826
Greenville, SC 29603-0826
1-800-365-7107

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold

salu property will be solved subject fix: (a) any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that consti-tate a lies against the prep tute a lien against the prop-erty whether due and erty whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and in spection of the property, and (e) any assessments, liens, encumbrances, zoning ordinary nances. restrictions

subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; and (2) final confir-mation and audit of the sta-tus of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for

nances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted which to (1) confirmation