**FORECLOSURE** 

to or acquired by Data Mort-gage, INC. DBA, Essex Mort-gage, conveying the afterde-scribed property to secure a

Note in the original principal amount of \$317,149.00, with interest at the rate specified therein there will be cold by

month), the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 105 OF
THE 5TH DISTRICT, GWIN-

NETT COUNTY, GEORGIA, LOT 40, BLOCK A, PINE-HURST AT LAKEVIEW SUB-DIVISION, UNIT V, AS PER PLAT RECORDED IN PLAT BOOK 86, PAGE 46, AND

PLAT RECORDED IN PLAT
BOOK 86, PAGE 46, AMD
REVISED PLAT RECORDED
IN PLAT BOOK 98, PAGE
268, GWINNETT COUNTY,
GEORGIA RECORDS,
WHICH RECORDED PLAT IS
INCORPORATED HEREIN BY
THE REFERENCE AND
MADE A PART OF THIS DESCRIPTION. SAID PROPERTY BEING KNOWN AS 1590
PINEHURST VIEW DRIVE
ACCORDING TO THE
PRESENT SYSTEM OF
NUMBERING HOUSES IN
GWINNETT COUNTY, GEORGIA.

**FORECLOSURE** 

GIA, BEING LOT 8, BLOCK

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)

ate, amend and modify all

whether due

covenants, and matters of

restrictions,

nances,

015

FDGFMOOR

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 having been given).

Said property is commonly known as 313 Linda Drive,

Tucker, 6A 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 understread, the party (or undersigned, the party (or parties) in possession of the subject property is (are): Manuel Gracia and Magdalena Gracia or tenant or ten-

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

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-Corp. as agent and Attorney in Fact for Md H Rahaman 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 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

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 confir-mation and audit of the stamation 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 foreclosure documents may not be provided until final confirmation and audit of the sta

tus of the loan as provided immediately above.
PHH Mortgage Corporation as agent and Attorney in Fact 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 THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-5927A 950-93040 02/08/2023, 02/15/2023, 02/22/2023, 03/01/2023

## NOTICE OF SALE UNDER POWER, GWINNETT COUN-

03/01/2023

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, dated 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 afterde-scribed property to sciucia amount of \$375.200.00, 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 Court-house 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 Tues-7, 2023 (being the first Tues-day of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following de-

momn), the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 73 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 2, BLOCK A, NORTHFORKE PLANTATION SUBDIVISION, UNIT THREE, AS PER PLAT RECORDED IN PLAT BOOK 58. PAGE 15. AS PER PLAT RECORDED IN PLAT BOOK 58, PAGE 15, GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH RECORDED PLAT IS INCOR-PORATED HEREIN BY THIS PORATED 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 COUNTY, GEORGIA The debt secured by said Security Deed has been and

tenants.

erty

closure documents may not

be provided until final confir

mation and audit of the sta-

immediately above. Lakeview Loan Servicing, LLC as agent and Attorney in Fact for David Fielder

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

THIS LAW FIRM MAY BE

994-7637

1154-2253A

Security Deed has been and security beed has been all 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 having been given).

Said property is commonly known as 1379 Georgetown 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 the undersigned, the party (or parties) in possession of the subject property is (are): Md H Rahaman or tenant or tenants.

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

mortgage.
Flagstar Bank, N.A. Loss
Mitigation 5151 Corporate
Company Mail Stop: \$142-3 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.
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 propwhether due payable or not vet due and payable and which may not

**FORECLOSURE** 

mation and audit of the sta-tus of the loan as provided

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 Registration Systems, Inc., as grantee, as nominee for Fair-

grantee, as nonlinee for Fairway Independent Mortgage 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 acquired by Lakeview Loan Servicing, LLC, conveying the after-described property to secure a Note in the origi-

nal principal amount of \$210,000.00, 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

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:

lowing described property: ALL THAT TRACT OR PAR-

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 25. 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING KNOWN AS LOT 3, BLOCK J, UNIT SEVEN, THE LAND-INGS SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 17, PAGE 221, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH PLAT REFERENCED IS MADE FOR

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

PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEOR-GIA, AND BEING MORE PARTICULARLY SHOWN ON

A SURVEY PREPARED BY

The debt secured by said Security Deed has been and

SEPTEMBER 29, 1982

GOBLE, JR., DATED JAN-

1095-678A

ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED be of record, (c) the right of redemption of any taxing auredemption 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, and matters of WILL BE USED FOR THAT PURPOSE. 1154-2253A 02/08/2023, 02/22/2023, 950-93048 02/15/2023, 03/01/2023. covenants, and matters of 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-

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

**FORECLOSURE** 

Pursuant to the Power of Sale contained in a Security Deed given by Gerald A. Spencer to Mortgage Elec-tronic Registration Systems, ed under the D.S. Balindupt-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 Ironic Registration Systems, Inc., as grantee, as nominee for Ditech Financial LLC, its successors and assigns dated 5/30/2018 and recorded in Deed Book 55947 Page 13-1/2.1, 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-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 amount of closure documents may not be provided until final confirnal principal amount of \$117,000.00, with interest at the rate specified therein, there will be sold by the un-dersigned at public outcry to the highest bidder for cash immediately above.
Matrix Financial Services Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 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 THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED off warch 7, 2025 (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 fol-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1095-678A 950-92988 02/08/2023, 03/01/2023. lowing described property PROPERTY: 3075 ARDEN

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

ants.

whether due

payable or not yet due and payable and which may not

payable and which may have 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 inan accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of

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) finel confir-

cv Code; and (2) final confir

mation and audit of the status 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

certain procedures regarding teriain 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.
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, Atlanta, Georgia 30305, (404)

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. 1207-1554A

NOTICE OF SALE UNDER

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 modi-fied at Deed Book 51716-

Page 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 undersigned to the late of the property of the prope

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 Bodget Leliday.

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 61 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA,

THE 6TH DISTRICT, GWINN-METT COUNTY, GEORGIA, BEING LOT 2, BLOCK A, EASTPARKE SUBDIVISION, ACCORDING TO PLAT RECORDED AT PLAT BOOK 59, PAGE 227, GWINNETT GEORGIA.

59, PAGE 227, GWINNETT COUNTY, GEORGIA, RECORD, BEING IMPROVED PROPERTY KNOWN AS 1850 EASTFORD TRACE, STONE MOUNTAIN, GEOR-

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

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

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

Pravin C. Mehta or tenant or tenants.
Shellpoint Mortgage Servic-

ing is the entity or individual designated who shall have

full authority to negotiate, amend and modify all terms

having been given).

GIA 30087

02/08/2023, 02/22/2023,

994-7637 1207-1554A

950-93132 02/15/2023,

03/01/2023

ΤΥ

RECORDS, WHICH
RECORDED PLAT IS INCORPORATED HEREIN BY THIS
REFERENCE AND MADE A
PART OF THIS DESCRIPTION. TION.
A.P.N. R6029-059
The debt secured by said
Security Deed has been and
is hereby declared due because of, among other pos-sible events of default, failsible events of detault, 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

tent to conect attorneys fees having been given). Said property is commonly known as 3075 Arden Way, Snellville, GA 30039 togeth-er 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): Gerald A. Spencer or tenants or tenants.
LoanCare, LLC is the entity

or individual designated who shall have full authority to shain lade full attitoffly megotiate, 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 re-quired 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 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 of the loan. pavable 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

security beed has been last been as been as here 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 (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. 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 sare by law installing. The sale will be conducted 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 least with the bald. Deed and by law, including attorneys fees (notice of intent to collect attorneys fees tus of the loan with the holdhaving 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 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 confirsaid 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 mation and audit of the status of the loan as provided

immediately above.
LoanCare, LLC as agent and Attorney in Fact for Ger-LoanCare, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify ald A. Spencer
Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atall terms of the mortgage. LoanCare, LLC Attention: lanta, Georgia 30305, (404) 994-7637.

Losindate, LLU Attention: Loss Mitigation Department 3637 Sentara Way Virginia Beach, VA 23452 800-909-9525 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 02/22/2023 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms

02/15/2023, 03/01/2023.

02/22/2023,

of the loan.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are alien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the prop-NOTICE OF SALE UNDER POWER, GWINNETT COUN-Pursuant to the Power of tute a lien against the propwhether due Sale contained in a Security payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing au-Deed given by Cathy Elizabeth Butler to Mortgage Electronic Registration Systems Inc. tems, Inc., as grantee, as nominee for Suntrust Mortrecemption 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 record superior to the Section gage, Inc., its successors and assigns. dated 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 Bank, successor by merger to SunTrust Bank, conveying the after-described property to secure a Note in the origicovenants, 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. Bankrupt-cy Code; and (2) final confirmation and audit of the state of the loan with the hold. nal principal amount of \$186,930.00, with interest at the rate specified therein, there will be sold by the untus of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for dersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia 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: certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-

amend and modify all terms of the mortgage. Shellpoint Mortgage Servicing PO Box 10826 Greenville, SC 29603-0826 1-800-365-7107 lowing described property: ALL THAT TRACT OR PAR-ALL HAI I HACT OR PART-CEL OF LAND LYING AND BEING IN LAND LOT 92 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA BEING LOT 25, BLOCK C, COOPER MANOR, AS PER PLAT RECORDED IN PLAT 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 outstand-BOOK 125 PAGES 5 AND 6

**FORECLOSURE** 

**FORECLOSURE** 

GWINNETT COUNTY RECORDS, SAID PLAT BE-ING INCORPROATED HERE-IN BY REFERENCE THERE-

TO.
This sale will be made sub-

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

the hereinabove described

ing ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not

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 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 security beet mas been and seem as 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 Doed. The debt 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 confirand 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, 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 1403 Copper Gayle Drive, Snellville, GA 30078 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge mation 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 salés in

State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confira part of said property, if any. To the best knowledge and belief of the undermation and audit of the sta-tus of the loan as provided signed, the party (or parties) in possession of the subject property is (are): Cathy Elizabeth Butler or tenant or tenant immediately above.
NewRez LLC dba Shellpoint
Mortgage Servicing as agent
and Attorney in Fact for
Pravin C. Mehta Truist Bank is the entity or

Truist Bank is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. Truist Bank Mortgage Loan Servicing P.O. Box 2467 Greenville, SC 29602-2467 1-800-827-3722 Note, however, that such entity or individual is not required by law to negotiate. Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637. 1263-2728A THIS LAW FIRM MAY BE quired 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 property whether due and

ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1263-2728A 950-93034 02/15/2023, 03/01/2023.

POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Linda K. Co-mozzie to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nominee for American Equity Mortgage, Inc., its successors and assigns dated gage, Inc., its successors and assigns dated 12/21/2007 and recorded in Deed Book 48557 Page 119 Gwinnett County, Georgia records; as last transferred

records; as last transferred 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-described property to secure a Note in the original principal. Note in the original principal amount of \$189,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder outcry to the highest bluder for cash before the Court-house door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said counts) within the of said county), within the legal hours of sale on March 7 2023 (being the first fir 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 demonth), the following described 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.

PART HEREOF debt secured by said 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 intent 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 constitutin 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): Linda K. Comozzie or tenant or ten-

Comozzie or tenant or ten-ants.
Shellpoint Mortgage Servic-ing is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
Shellpoint Mortgage Servic-

ing 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 subject to: (a) any outstand-ing ad valorem taxes (in-cluding taxes which are a

cliuding 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 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

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 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 non-iudicial salés in 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.

US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Owner Hustee For Valling
Asset Trust as agent and Attorney in Fact for Linda K.
Comozzie
Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont
Road, N.E., Suite 500, Attorney Care 1, 1985 (2005)

Georgia 30305, (404)

**FORECLOSURE** 

1263-2/39A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE, 1263-2739A 950-93060 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 Nar B Rai and Dhan K Rai to Mortgage Electronic Registration Sys-tems, Inc., as grantee, as nominee for Shelter Lending Services, LLC, its succes-ports and descine, dated sors and assigns dated 5/18/2015 and recorded in Deed Book 53569 Page 767 Gwinnett County, Georgia records; as last transferred to or acquired by NewRez LLC d/b/a Shellpoint Mortgage Servicing, conveying the after-described property to secure a Note in the original principal amount of \$190,400.00, 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 design nated by Order of the Supe-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 billess said date fails oil referral holiday, in which case being the first Wednesday of said month), the following described property:
ALL THAT TRACT OR PARCEL OF LAND LOTZ AND BEING IN LAND LYING AND 34 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEOR-GIA, BEING LOT 49, BLOCK A OF PRESERVE AT PARK-

A OF PRESERVE AT PARKY
WOOD SUBDIVISION, AS
PER PLAT THEREOF
RECORDED IN PLAT BOOK
98, PAGE 52, GWINNETT
COUNTY, GEORGIA
RECORDS, WHICH
RECORDED PLAT IS INCOR-PORATED HEREIN BY REF-ERENCE AND MADE A PART OF THIS DESCRIPTION. PARCEL ID NUMBER. R6034 522

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 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 3001 Rusticwood Ct, Snellville, GA 30078 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the 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): Nar B Rai and Dhan K Rai 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 subject to: (a) any outstand-ing ad valorem taxes (in-

cluding taxes which are lien, but not yet due a payable), (b) unpaid wa 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, and the property and the property and the property and the property accurate and the property and the proper encumbrances, zoning ordi-

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. Bankrupt-vectors and (2) time confirmation co 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-er of the Security Deed. Pur-suant to O.G.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 closure documents may not be provided until final confir

mation and audit of the sta-tus of the loan as provided immediately above.

NewRez LLC d/b/a Shellpoint Mortgage Servicing as
agent and Attorney in Fact
for Nar B Rai and Dhan K

Rai Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404)

lanta. Georgia 30305, (404) 994-7637. 1263-2787A 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. 1263-2787A 02/08/2023, 02/22/2023, 950-93070 02/15/2023,

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

03/01/2023

Pursuant to the Power of Sale contained in a Security Deed given by Brian Chun and Young Ok Chun to Mort agge Electronic Registration Systems, Inc., as grantee, as nominee for American Advisors Group, its successors

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 THE FOLLOWING DE-SCRIBED PROPERTY, TO-WIT:

ALL THAT TRACT OR PAR-

and assigns. dated 6/19/2019 and recorded in Deed Book 56698 Page 515 Gwinnett County, Georgia records; as last transferred to or acquired by Carrington Mortgage Services LLC, con-veying the after-described veying the after-described property to secure a Note in the original principal amount of \$274,500.00, 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 ing been given).
Said property will be sold subject to the following: (1) (or such other area as design (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 data falls on a

and inspection of the prop-erty; and (4) any assess-ments, liens, encumbrances, zoning ordinances, restrictions,

**FORECLOSURE** 

CEL OF LAND LYING AND BEING IN LAND LOT 226 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORthe status of the loan with the holder of the Security

UNIT TWO, EDGEMOOR NORTH, AS RECORDED IN PLAT BOOK S, PAGE 133, GWINNETT COUNTY, GEOR-Deed. GIA RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION. The name, address, and telephone number of the in-dividual or entity who has full authority to negotiate, amend, and modify all terms TAX ACCOUNT #: R6226 of the mortgage is as fol-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-

Carrington Mortgage Services, LLC 1610 E St. Andrew Pl., B150 Santa Ana, CA 92705 855-345-9448

Anschutz. Robertson Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road Suite 170

the subject property is (are): Brian Chun and Young Ok Chun or tenant or tenants.
CeLink is the entity or individual designated who shall have full authority to negoti-950-93055

02/08/2023, 02/22/2023, 02/15/2023, 03/01/2023.

ate, amend and moonly all terms of the mortgage.

CeLink Loss Mitigation Department P.O. Box 40724 Lansing, MI 48901-7924 Phone: 866-446-0026

Note, however, that such entity or individual is not resulted by law to receive Pursuant to the Power of Sale contained in a Security Deed given by Lauren Ashley quired by law to negotiate, amend or modify the terms of the loan. Heberlein to Nav Credit Union Credit Union dated 6/12/2019 and recorded in Deed Book 56676 Page 00840 Gwinnett County, Georgia records; as last transferred to or acquired by Navy Federal Credit Union, 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. conveying the afterdescribed property to secure a Note in the original principal amount of \$211,175.00, with interest payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing auat 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 thority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordin

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 349 OF THE 7TH DISTRICT, OF GWINNETT COUNTY, GEORGIA, BEING LOT 16, BLOCK D OF BARRINGTON ESTATES, UNIT 3, AS PER LAT RECORDED IN PLAT BOOK 123, PAGES 219-222. 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. 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 recarding certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-BOOK 123, PAGES 219-222, GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible 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 having heen given)

having been given).
Said property is commonly known as 694 Binkley Walk,
Sugar Hill, GA 30518 togeth-

er with all fixtures and per-

sonal property attached to

closure documents may not be provided until final confir-mation and audit of the sta-tus of the loan as provided tus of the loan as provided immediately above. Carrington Mortgage Services LLC as agent and Artorney in Fact for Brian Chun and Young Ok Chun Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637. 994-7637

994-7637.
1823-425A
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. 1823-425A
950-92952 02/08/2023,
02/15/2023,
02/15/2023,

02/15/2023, 03/01/2023.

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or partice) in passession of Pursuant to the power of sale contained in the Securi-(or parties) in possession of the subject property is (are): Lauren Ashley Heberlein or tenant or tenants. ty Deed executed by THOMAS CHRISTOPHER JOHNSON to MORTGAGE ELECTRONIC REGISTRA-Navy Federal Credit Union is the entity or individual designated who shall have TION SYSTEMS, INC. AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC, DBA VETERANS UNITED HOME LOANS in the original amount of full authority to negotiate, amend and modify all terms of the mortgage.
Navy Federal Credit Union
Navy Federal Credit Union
820 Folin Lane Vienna, VA
22180-4907 (888) 503-7102 principal amount of \$355,000.00 dated June 6, 2017 and recorded in Deed Book 55186, Page 126, Gwinnett County records, said Security Deed being last Note, however, that such entity or individual is not re-quired by law to negotiate, amend or modify the terms transferred to CARRINGTON of the loan.

transferred to CARRINGTON MORTGAGE SERVICES, LLC in Deed Book 60301, Page 668, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal 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 auignated, within the legal hours of sale, on March 07, 2023, the property in said Security Deed and described as follows: ALL THAT TRACT OR PARredemption of any taxing authority, (d) any matters which might be disclosed by

nances.

restrictions

tus of the loan with the hold-

immediately above

994-7637

02/15/2023, 03/01/2023.

CEL OF LAND LYING AND BEING IN LAND LOT 249 OF THE 5TH DISTRICT. GWIN-THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 93, BLOCK A, RIVERSPRINGS SUBDIVI-SION, UNIT 1, PHASE 1, (FKA EWING CHAPEL ROAD TRACT), AS PER PLAT RECORDED IN PLAT BOOK 108, PAGES 171-172, SAID PLAT BEING REVISED AND RE-RECORDED AT PLAT BOOK 109, PAGES 288-289, GWINNETT COUNTY, GEOR-GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE PARCEL ID# R5249 091

Said property being known as: 1675 RIVERPARK DR

DACULA, GA 30019

To the best of the undersigneds knowledge, the parsigneds knowledge, the party or parties in possession of said property is/are THOMAS CHRISTOPHER JOHNSON or tenant(s). The debt secured by said Ine debt secured by said security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed The debt remaining in

Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attenue for the purpose of sale, including attenue for the purpose. torneys fees (notice of intent to collect attorneys fees hav-

any outstanding at valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey. closed by an accurate survey covenants, and matters of record superior to the Security Deed first set out

Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) fi-nal confirmation and audit of

> therein, there 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 Holiday, in which case being the first Wednesday of said

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the tate, affentin, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.
CARRINGTON MORTGAGE

tent to collect attorneys fees having been given). Said property is commonly known as 2391 Plymouth Ln, Norcross, GA 30071 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 the undersigned, the party (or parties) in possession of the subject property is (are): CARRINGTON MORTGAGE
SERVICES, LLC,
as Attorney-in-Fact for
THOMAS CHRISTOPHER
JOHNSON

Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 20-053798

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

GIA.
ADDRESS: 1590 PINEHURST VIEW DRIVE,
GRAYSON, GA 30017
PARCEL ID: R5105 292
The debt secured by said
Security Deed has been and is hereby declared due be-cause of, among other possible events of default, failure to pay the indebtedness as and when due and in the Navy Federal 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 Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

Said property is commonly known as 1590 Pinehurst View Dr, Grayson, GA 30017 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): Kevin R Heath II or tenant or tenants. ServiceMac, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mort-

gage. ServiceMac, LLC 9726 Old Bailes Road Suite 200 Fort Mill, SC 29707-7882

844-478-2622 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 alien, 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 which might be disclosed by an accurate survey and inan accurate survey and in-spection of the property, and (e) any assessments, liens, encumbrances, zoning ordi-nances, restrictions, covenants, and matters of

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 prohibited under the U.S. Bankrupt cy Code; and (2) final confir mation and audit of the status 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 foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided

immediately above.
Data Mortgage, INC. DBA,
Essex Mortgage as agent
and Attorney in Fact for and Attorney i Kevin R Heath II Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404)

2065-007A 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

NOTICE OF SALE UNDER

Pursuant to the Power of Sale contained in a Security Deed given by Terrence E. Williams to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Fairway Independent Mortgage Corporation, its 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. Bankrupt-cy Code; and (2) final confir-mation and audit of the stasuccessors and assigns dated 6/17/2010 and recorded in Deed Book 50182 Page 431 and modified at Deed Book 52519 Page 837 Gwiner of the Security Deed. Pur-suant to O.C.G.A. Section 9-BOOK 32519 430 837 GWIII-nett County, Georgia records; as last transferred to or acquired by JPMOR-GAN CHASE BANK, NATION-AL ASSOCIATION, convey-ing the afterdescribed prop-erty to secure a Note in the suam 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 foreclosure documents may not be provided until final confir-mation and audit of the staoriginal principal amount of \$354,040.00, with interest at the rate specified therein there will be sold by the untus of the loan as provided Navy Federal Credit Union dersigned at public outcry to the highest bidder for cash as agent and Attorney in Fact for Lauren Ashley Heberlein Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Paced MEF, Suite 500 At 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), Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 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), the following described property: 2049-120A THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 2049-120A 950-92947 02/08/2023, lowing described property All that tract or parcel of land lying and being in Land Lot 106 of the 5th District, Gwinnett County, Georgia, being Lot 33, Block A of The 02/22/2023.

Downs Subdivision II, according to Plat of Survey recorded in Plat Book 77, Page 132, Gwinnett County, Georgia Records, County, Georgia Records, which plat and the record are incorp incorporated thereof

herein by reference and made a part of this description.
The debt secured by said Security Deed has been and is hereby declared due because of, among other pos-

POWER, GWINNETT COUN-

NOTICE OF SALE UNDER

COLLECT A DEBT. ANY IN

Sale contained in a Security
Deed given by Kevin R Heath
II to Mortgage Electronic as
grantee, as nominee for
LendUS, LLC, its successors and assigns. dated 1/19/2021 and recorded in Deed Book 58396 Page 814 Gwinnett County, Georgia Gwinnett County, Ğeorgia records; as last transferred

PURPOSE. 2065-007A 950-92955 02/08/ 02/15/2023, 02/22/ 03/01/2023. POWER, GWINNETT COUN-(e) any assessments, liens, encumbrances, zoning ordi-**IY**Pursuant to the Power of