FORECLOSURE

FORECLOSURE TIFICATES, SERIES 2003 SD3 holds the duly endorsed Note and is the current as signee of the Security Deed to the property. SELECT to the property. SELECT PORTFOLIO SERVICING INC., acting on behalf of and, as necessary, in consultation with THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK,
AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE
BANK, N.A.,F/K/A JPMORGAN CHASE BANK AS
TRUSTEE FOR BEAR
TRUSTEE FOR BEAR GAN TRUSTEE FOR STEARNS ASSET BACKED STEARNS ASSET BACKED CERTIFIES TRUST 2003 SECORITIES TRUST 2003 SD3, ASSET BACKED CER-TIFICATES, SERIES 2003 SD3 (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, SELECT PORTFOLIO SERVICING JUCK MARCH VICING, INC. may be contacted at: SELECT PORTFO-LIO SERVICING, INC., 3217 S. DECKER LAKE DR., SALT LAKE CITY, UT 84119, 215 347 2074. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in posses sion of the subject property known as 3722 JONATHAN GLEN WAY, SNELLVILLE, GEORGIA 30039 is/are: MARCUS P BLOCKER or tenant/tenants. Said property tenant/renants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the prop-erty, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code; and (2) final con-firmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure and audit of the status of the loan as provided in the pre ceding paragraph. TH BANK OF NEW YORK MEL BANK OF NEW YORK MEL-LON, F/K/A THE BANK OF NEW YORK, AS SUCCES-SOR IN INTEREST TO JP-MORGAN CHASE BANK, N.A.,F/K/A JPMORGAN CHASE BANK AS TRUSTER FOR BEAR STEARNS ASSET BACKED SECURITIES TRUST 2003 SD3, ASSET BACKED CERTIFICATES, SE-RIFS 2003 SD3 as Attorney IN FACT SOURCE AND THE TOP MAN TO THE TOP MAN TO THE TOP MAN THE T

FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000006172621 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398. 950 94094 2/8,15,22,3/1, 2023 NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT GEORGIA COUNTY, Under and by virtue of the Power of Sale contained in a Security Deed given by Ron-dell Branch to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for SunTrust Mortgage, Inc., dated February 28, 2014, and recorded in Gwinnett County, Georgia Records, as last transferred to Truist Bank, successor by merger to SunTrust Bank by assignment recorded on November 3, 2022 in Book 60290 Page 4 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-described propert to secure a Note in the original property of Transfer of Tr nal principal amount of Two Hundred Sixty-Three Thousand Eight Hundred Twenty-Seven and 0/100 dollars (\$263,827,00), with interest thereon as set forth therein, there will be sold at public outcome to the bighest hidder. outcry to the highest bidder for cash before the court for cash before the courf-house door of Gwinnett County, Georgia, within the legal hours of sale on March 7, 2023, the following de-scribed property: ALL THAT TRACT OR PARCEL OF TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 263, 7TH DIS-TRICT, GWINNETT COUNTY, GEORGIA, AND BEING LOT 15, BLOCK A, THOMPSON CROSSING, PHASE 1, F.K.A. BOGAN LAKE ESTATES, AS BUGAN LAKE ESTATES, AS PER PLAT RECORDED IN PLAT BOOK 128, PAGES 30-33, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPO-WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY. TPN; R7263-170 The debt secured by said Security Deed has by said Security Deed has been and is hereby declared due because of, among oth-er possible events of default, failure to pay the indebted-ness 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 this sale, as provided in Se-curity Deed and by law, in-cluding attorneys fees (no-tice of intent to collect attorneys fees having been given). The entity having full amend or modify all terms of the loan (although not quired by law to do so) Truist Bank, successor merger to SunTrust Bank they can be cont can be contacted at 443-1032 for Loss Mitigation Dept, or by writing to 1001 Semmes Avenue, Richmond, Virginia enue, Kichmonu, virginia 23224, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and pavable), any matters which might be disclosed by an ac-curate survey and inspection of the property, any assess-

ments, liens, encumbrances, zoning ordinances, restric-

ters of record superior to the Security Deed first set out above. To the best knowl-edge and belief of the under-

signed, the party in posses-sion of the property is Ron-dell Branch and Glenda Branch or tenant(s); and said property is more com-monly known as 2943 Dobbs Court Rufert CA 30510

Court, Buford, GA 30519.

subject to (1) confirmation

covenants, and mat

FORECLOSURE

that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure. Truist Bank, by foreclosure. Truist Bank, successor by merger to SunTrust Bank as Attorney in Fact for Rondell Branch. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-2084 22-22081 950 94080 2/8,15,22,3/1, 2023

NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF GWINNETT By virtue of a Power of Sale contained in that certain Security Deed from **Olivia C**. Bryan to Mortgage Electron-ic Registration Systems, Inc., as Nominee for Loan-Depotcom LLC, dated De-cember 17, 2016 and cember 17, 2016 and recorded on January 9, 2017 in Deed Book 54858, Page 1, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, said Secu-rity Deed having been given to secure a Note of even date, in the original principal amount of Two Hundred Twenty-Five Thousand and 00/100 dollars (\$225,000.00) with interest

(\$225,000.00) Will littlered therein, as last transferred to Specialized Loan Servicing, LLC, recorded in Deed Book 60291, Page 640, aforesaid records, will be sold at public output, but the highest hid. lic outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as has or may be law fully designated as an alternative location, within the legal hours of sale on the first Tuesday in March, 2023, all property described in said Security Deed including but Security 25 of the tollowing described property: ALL THAT TRACT OR PARCEL OF LAND SITUATED IN GWINNETT COUNTY, GEORGIA AND DESCRIBED AS COLLOWS: ALL THAT TRACT OF GIA AND DESCRIBED AS FOLLOWS: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE LAND LOT 214 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 45, BLOCK B, MORNINGVIEW, PHASE C - UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 75, PAGE 275, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. Said proper-ty may more commonly be known as 3602 Brookefall

payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this Case #: 22-010018-1 sale, including attorneys fees (notice of intent to collect attorneys fees having been given). The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is Specialized Loan Servicing LLC, 6200 S. Quebec Street, Greenwood Village, CO. 80111, 800-315-4757. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also

be subject to the following be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due erty whether or not now due and payable; d) special as and payable, up specular assessments; e) the right of re-demption of any taxing au-thority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants. easements rights-of-way and any othe matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, belief of the undersigned, the owners and party in possession of the property are Olivia C. Bryan and or tenant (s). The sale will be conducted subject to 1) confirmation that the sale is not prohibitation of the property of the prohibitation of the property of the prohibitation of the property are obtained by the prohibitation of the prohibit ed 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. Specialized Loan Servicing LLC as Attorney-in-Fact for Olivia C. Bryan Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 Ad Run Dates: 02/08/23; 02/15/23; ed under the U.S. Bankrupt

94223 2/8,15,22,3/1,2023 Notice of Sale Under Power Georgia, Gwinnett County Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by Anthony L. Burton to Mortgage Electronic Regis-tration Systems, Inc. ("MERS") as nominee for ("MERS") as nominee for Pine State Mortgage Corporation, dated January 27, 2006, and recorded in Deed Book 46134, Page 559 Gwinnett County, Georgia records, as last transferred to U.S. Bank N.A., as Truster f/ho/ holders of Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2006-3 by Assignment recorded in Deed Book 2006-3 by Assignment recorded in Deed Book 50538, Page 520, Gwinnett County, Georgia records, conveying the after-deconveying the arter of scribed property to secure a Note of even date in the original amount of inal principal amount of \$171,592.00, with interest at the rate specified therein, there will be sold by the un-

02/08/23:

02/22/23; 03/01/23

02/15/23;

the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in March, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 339 of the 4th District, Gwinnett County, Georgia and being County, Georgia and being Lot 25, Block A, Ellington Springs, Phase Four, as per plat recorded in Plat Book 109, Pages 42-43, Gwinnett County, Georgia records, which recorded plat is incorporated herein by reference for a more complete de-scription of said property. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among oth-

er possible events of default, failure to pay the indebted-ness as and when due and in the manner provided in

the Note and Deed to Secure

Debt. The debt remaining in default, this sale will be

made for the purpose of paying the same and all ex-penses of this sale, as pro-vided in the Deed to Secure Debt and by law, including attorneys fees (notice of in-tent to collect attorneys fees having been given). Said property property is commonly known as **4824 Michael Jay** Street, Snellville, GA 30039, together with all fixtures and personal property attached

to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Anthony L. Burton or tenant or tenants. Said property will be sold subject to (a) any be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the prop-erty, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments,

limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; (2) O.C.G.A. Section 9-13-172.1; and (3) final confirmation and audit of the status of the loan with the holder of the security deed. 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 noniudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc. Attention: Loss Mitigation Department 3217 S. Decker Lake Drive Salt Lake City, Utah 84119 1-888-818-6032 The forego-

ing notwithstanding, nothing in OC.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend or modify the terms of the Deed to Secure Debt described herein. This sale is conducted on behalf of the secured credi-tor under the power of sale granted in the aforemen-tioned security instrument, tioned security instrument, specifically being U.S. Bank N.A., as Trustee f/b/b holders of Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2006-3 as attorney in fact for Anthony L. Burton Richard B. Maner, P.C. 180 Interstate N. Parkway, Suite 200 Atlanta, GA 30339 404,252,6385 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING Court, Suwanee, GA 30024.
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the pertibuling.

COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. FC23-014 950 94017 2/8,15,22,3/1, 2023 LAMONTE GEORGE BYNUM AND HOLLIE ANNE BYNUM NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF GWINNETT

COUNTY OF GWINNETT
Under and by virtue of the power of sale contained in that certain Security Deed, dated May 26, 2021, by La-Monte George Bynum and Hollie Anne Bynum to ReadyCap Lending, LLC, recorded on June 4, 2021 in Deed Book 58809, Page 700, Gwinnett County, Georgia records (the Security Deed), and securing a loan given by and securing a loan given by Bynum Acquisitions LLC to ReadyCap Lending, LLC in the original principal amount of \$590,000.00, there will be sold at a public outcry for cash to the highest bidder before the Courthouse door of Gwinnett County, Georgia, during the legal hours of sale on the first Tuesday of during the legal hours of sale on the first Tuesday of March, 2023, by ReadyCap Lending, LLC, as Attorney-in-Fact for LaMonte George Bynum and Hollie Ann Bynum, the following property to-wit: All that tract or parcel of land lying and being in Land Lot 310 of the 7th District, Gwinnett County, Georgia, being Lot 1, Block A, Royal Oaks Estates Subdivision, Unit 1, as per plat recorded in Plat Book 50, Page 159, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a part of this description. Tax ID#: R7310-054 Subject to any Easements or Restrictions of Record. The indebtedness secured by said Security Deed having been declared due and parchle because of approach been declared due and payable because of, among payable because of, among other possible events of default, failure to pay the indebtedness secured thereby as and when due, this sale will be made for the purpose of paying the same and all expenses of sale, including expenses of sale, including attorneys fees (notice of intention to collect attorneys fees having been given). Notice has also been given, in writing and by statutory thority to negotiate, amend

overnight delivery, return re-ceipt requested, of the name, address, and telephone number of the individual or entity who shall have full auand modify all terms of the Security Deed and the loan thereby secured in accordance with O.C.G.A. § 44-14-162.2(a). The property will be sold as the property will be sold as the property of the aforesaid grantor sub-ject to the following: all prior restrictive covenants, ease-ments, rights-of-way, securi-ty deeds or encumbrances of record, all valid zoning ordinances; matters which would be disclosed by an accurate survey of the property or by an inspection of the property; all outstanding taxes, assessments, unpaid bills, charges and expenses that are a lien against the property whether due and payable or not yet due and payable. To the best of the dersigned at public outcry to the highest bidder for cash undersigneds knowledge and belief, LaMonte George Bynum and Hollie Anne Bynum are in possession of Bynum and Hollie Anne Bynum are in possession of the subject property, subject to the rights of any tenants in possession. ReadyCap Lending, LLC as Attorney-in-Fact for LaMonte George Bynum and Hollie Anne Bynum Nelson Mullins Riley & Gregory M. Taube 201 17th Street, N.W., Suite 1700 At Janta. Georgia 30363 (404) Street, N.W., Suite 1700 Atlanta, Georgia 30363 (404) 322-6000 950- 94199 2/8,15,22,3/1, 2023

NOTICE OF SALE UNDER POWER CONTAINED IN SE-CURITY DEED STATE OF GEORGIA, COUNTY OF

Gwinnett Pursuant to a power of sale contained in a certain security deed executed by Calderon, hereinafter ferred to as Grantor, deed executed by Jose

FORECLOSURE

Mortgage Electronic Registration Systems, Inc., as nominee for DHI Mortgage Company, Ltd. recorded in Deed Book 56240, beginning at page 48 and as modified at Deed Book 60108, Page 362, of the deed records of the Clerk of the Superior Court of the aforesaid state Court of the aforesaid state and county, and by virtue of a default under the terms of said security deed, and the related note, the undersigned attorney-in-fact for the aforesaid Grantor (which attorney-in- fact is the present holder of said security deed and note secured thereby) will sell at the usual place of conducting Sheriff's place of conducting Sheriff's sales in said county within the legal hours of sale, to the highest bidder on the first Tuesday in March 2023, all property described in said security deed including but not limited to the following described property: All that tract or parcel of land lying and being in Land Lot 132 of the 5th District, Gwinnett County, Georgia, being Lot 99, Block A of Hollowstone 99, Block A of Hollowstone Subdivision, Phase 2B, as per plat recorded in Plat Book 139, Pages 243-255, Gwinnett County, Georgia Records, which plat is incorporated herein by inference and made a part of this description for a more accurate description. Said legal description being controlling, however, the Property is more commonly known as:

more commonly known 3178 Shadystone Way, Loganville, GA 30052 Said property will be sold on an as-is basis without any representation warranty or reresentation, warranty or re-course against the above-named or the undersigned. The sale will be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien but not yet due and payable); any matters which might be disclosed by an accurate survey and inspection of the property; any assess-ments, liens, encumbrances. zoning ordinances, restric-tions, and all other matters of record superior to the said Security Deed. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. MidFirst Bank, through its division Midland Mortgage is the en-tity with authority to negotiate, amend and modify the terms of the Note and Security Deed, MidFirst Bank through its division Midland Mortgages address is 999 N.W. Grand Blvd., Oklahoma City, OK 73118. MidFirst Bank, through its division Midland Mortgage may be contacted by telephone at 1-800-552-3000. To the best of the undersigned to know the second to the secon of the undersigned's knowl-edge and belief, the party in edge and belief, the party in possession of the property is believed to be Jose Calderon, or tenant(s). Mid-First Bank, as Transfered, Assignee, and Secured Creditor As attorney-in-fact for the aforesaid Grantor CB Length LLC Attorneyes Llaw the aforesaid Graniul ob Legal, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connector, Suite 350 Atlanta, GA 30342 (770) 392-0041 21-6562 THIS

392-0041 21-6562 THIS
J92-0041 21-6562 THIS
LAW FIRM MAY BE HELD
TO BE ACTING AS A DEBT
COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE.
960, 40064, 2/8 15 22 2/1 950 94064 2/8,15,22,3/1, 2023 TS # 2022-04195 Notice Of Sale Under Pow-Notice Ut Sale Under Power Georgia, Gwinnett County Under and by virtue of the Power of Sale contained in that certain Security Deed given by Andrea Claxton and Pearline Claxton, joint tenants to Mortgage Electronic Registration Sustame, Inc. Registration Systems, Inc. HomeBridge Financial Services, Inc., its successors

vices, Inc., its successors and assigns, dated 9/24/2018, and recorded on 10//2/2018 in Instrument No.: 18D006814, Deed Book 56179, Page 00367, Gwinnett County, Georgia records, as last assigned to Freedom Mortgage Corporation by assignment recorded on 11/15/2022 in Instrument No.: 22D110827 Deed Book 60306, Page 00487 along with Corrective Assignment recorded on 01/09/2023 in with Corrective Assignment recorded on 01/09/2023 in Instrument No.: 23D001574 Deed Book 60389, Page 00549. The subject Security Deed was modified by Loan Modification recorded as Instrument 22D086313 Deed Book 60150 Page 00071 and recorded on 08/18/2022, conveying the after-described property to secure a Mode is the present property. Note in the original principal amount of \$278,604.00, with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia, Gwinnett County, Georgia, within the legal hours of said on 3/7/2023, the following described property: All That Tract Or Parcel Of Land Lying And Being In Land Lots 161 And 192 Of The 5th District, Gwinnett County, Georgia Being Lot 220 Of Laurel Mist Subdivision, Phase 2, Unit 2, As Per Plat Recorded In Plat Book 141, Pages 129-131, Gwinnet County, 119-131, Gwinnet County, Georgia Records, Which Recorded Plat Is Incorporated Herein By Reference And Made A Part Of This De-scription. Said property is commonly known as 709
Lilac Mist Drive Loganville,
GA 30052 The indebtedness
secured by said Security
Deed has been and is hereby declared due because of declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of the sale, as provided in the Security Deed vided in the Security Deed and by law, including attor-neys' fees (notice of intent to collect attorneys fees having been given). The entity hav-ing full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Freedom Mortgage Cor-poration, Attention: Loss Mitigation Department, 10500 Kincaid Drive Fishers, N. 46027 Telephopa No.

encumbrances, zoning ordi-nances, restrictions, covenants, and any other

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the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party(ies) in possession of the property is (are) Andrea Claxton and Pearline Claxton or tenant(s) or other occupants. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) any right of redemption or other lien not extinguished by foreclosure. The sale is conducted on behalf of the secured creditor under the secured creditor under the power of sale granted in the aforementioned security in-strument, specifically being Freedom Mortgage Corpora-tion as Attorney in Fact for Andrea Claxton and Pearline Claxton. Nestor Services, LLC, 2850 Redhill Ave, Suite 240, Santa Ana, CA 92705, (888) 403-4115, TS # 2022-04195 For sale information,

https://www.nestortrustee.-com/sales-information com/sales-information or call (888) 902-3989. 950 94027 2/8,15,22,3/1,

2023 NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF FULTON By virtue of Power of the Sale contained in a Security Deed from Ryan Cook & Shavonne Turner in favor of Shavonne Turner in favor of Michael Crowe dated September 6, 2019, recorded September 12, 2019 in Deed Book 56877, Page 264, Gwinnett County records, said Security Deed being given to secure a Note dated September 6, 2019, in the original principal amount of One Hundred and Fifty-Six Thousand and No/100 (\$156,000.00) Dollars, with interest thereon as set forth interest thereon as set forth therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Court-house door at Fulton County, Caporais, within the local Georgia, within the legal hours of sale on the first Tuesday in March, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 56 FTHE GTH DISTRICT AND BEING IN LAND LOT 56
OF THE 6TH DISTRICT,
GWINNETT COUNTY, GEORGIA, ANDBEING MORE FULLY DESCRIBED AS FOLLOWS: TO REACH THE
POINT OF BEGINNING,
START AT THE INTERSEC-TION OF THE CENTERLINE TION OF THE CENTERLINE
OF HILL CIRCLE AND HUDSON DRIVE (60 FOOT
RIGHT OF WAY); THENCE
SOUTHEASTERLY ALONG
THE SAID CENTERLINE OF THE SAID CENTERLINE OF HUDSON DRIVE A DISTANCE OF 1996 FEET TO A POINT: THENCE NORTH-EASTERLY A DISTANCE OF SALO HUDSON DRIVE AND LOCATED ON THE NORTH-EAST RIGHT OF WAY OF SAID HUDSON DRIVE AND SAID HUDSON DRIVE AND THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING NORTH 55 OF BEGINNING NORTH 55
DEGREES 17 MINUTES 13
SECONDS EAST ADISTANCE
OF 341.89 FEET TO AN IRON
PIN; THENCE NORTH 26 DEGREES 33 MINUTES 02
SECONDS WEST A DISTANCE OF 146.88 FEET TO
AN IRON PIN; THENCE DISTANCE OF 467.61 FEET TO AN IRON PIN; THENCE CONTINUING NORTH 57 DE-

CONTINUING NORTH 57 DE-GREES 44 MINUTES 59 SECONDS EAST A DIS-TANCE OF 40 FEET, MORE OR LESS, TO APOINT LO CATED IN THE CENTERLINE OF YELLOW RIVER; THENCE SOUTHEASTERLY ALONG SOUTHEASTERLY ALONG
THE SAID CENTERLINE OF
YELLOW RIVER A DISTANCE OF 447 FEET. MORE
OR LESS, TO A POINT;
THENCE SOUTH 59 DEGREES 12 MINUTES 13
SECONDS WEST ADISTANCE OF 40 FEET, MORE
OR LESS TO APOINT;
THENCE CONTINUING
SOUTH 89 DEGREES 12

TANCE OF 40 FEET, MORE OR LESS TO APOINT; THENCE CONTINUING SOUTH 89 DEGREES 12 MINUTES 13 SECONDS WEST ADISTANCE OF 694.63 FEET TO AN IRON PIN; THENCE NORTH 58 DEGREES 03 MINUTES 10 SECONDS WEST ADISTANCE OF 274.51 FEET TO AN IRON PIN LOCATED ON THE SAID NORTHEAST RIGHT OF WAY OF HUDSON DRIVE; THENCE NORTHER-LY AND NORTHWESTERLY ALONG TEE SAID NORTH-ALONG TEE SAID NORTH-EASTRIGHT OF WAY OF HUDSON DRIVE FOLLOW-ING THE ARC OF A CURVE TO THE LEFT AN ARC DIS-ING THE ARL OF A COUNT OF THE ARL OF A COUNT ON THE ARC DISTANCE OF 20.02 FEET (SAID ARC HAVING A CHORD BEARING OF NORTH 35 DEGREES 1 MINUTES 06 SEC ONDS WEST, A CHORD DISTANCE OF 20.00 FEET, AND A RADIUS OF 125.00 FEET, TO THE SAID IRON PIN LOCATED ON THE NORTHEAST RIGHT OF WAY OF HUDSON DRIVE AND THE POINT OF BEGINNING, SAID TRACTOR PARCEL CONTAINING 7.0 ACRES, MORE OR LESS, AND BEING MORE FULLY SHOWN ON SURVEY OF PROPERTY OF WILLIAM S. KING AND DRASICA P. KING AND DRASICA P. KING AS PREPARED BY MCCLUNG SURVEYNOR. MCCLUNG SURVEYING, INC., DATED NOVEMBER 30, 1994. LESS AND EX-CEPT THE PROPERTY CON-VEYED TO SHAVONNE TURNER BY WARRANTY TURNER BY WARRANTY
DEED DATED AUGUST 31,
2017 ANDREOORDED IN,
DEED BOOK 55390. PAGE
249, GWINNETT COUNTY,
GEORGIA RECORDS. BUT,
TOGETHER WITH A PERPETUAL, NON-EXCLUSIVE
EASEMENT FOR INGRESS
AND EGRESS TO THE
ABOVE-DESCRIBED PRODPERTY, AS RESERVED BY
THE GRANTOR IN SAID
WARRANTY DEED RECORD.
ED IN DEFED ROOK 55390 WARRANTY DEED RECORD-ED IN DEED BOOK 55390, PAGE 249, AFORESAID RECORDS. The debt secured by said Security Deed has been and is hereby declared due because of, among oth-er possible events of default, non-payment of the indebt-edness as and when due and edness as and when due and in the manner provided in

the Note and Security Deed.

Notice has been given of intention to collect attorneys fees in accordance with the terms of the Note secured by said Deed. The sale will be held subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), and any matters which might be disclosed by IN 46037, Telephone No.: 855-690-5900. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to an accurate survey and inan accurate survey and in-spection of the property, any assessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and matters of record superior to require the secured creditor to negotiate, amend, or modify the terms of the sethe Security Deed first set out above. Said property will be sold as the property of Ryan Cook & Shavonne Turner to the best informacurity instrument. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not tion, knowledge and belief of now due and payable), any matters which might be dis-closed by an accurate survey and inspection of the prop-erty, any assessments, liens, the undersigned, being presently in possession of Ryan Cook & Shavonne Turner and the proceeds of said sale will be applied to

the payment of said indebt-

edness and all expenses of

said sale, including attorneys

FORECLOSURE

fees, all as provided in said Deed and the balance, if any, will be distributed as provided by law Michael Crowe is ed by law. Michael Crowe is the person with authority to negotiate, amend and modify the terms of the Note and Security Deed. The lender may be contacted by tele-phone through their attorney at 678-443-9622 Michael at 678-443-9622 Michel Crowe. Attorney-in-Fact for Ryan Cook & Shavonne Turner Law Offices of: John J. Maurer John J. Maurer, LLC 4167 Roswell Road, Suite A Atlanta, GA 30342 (678)443-9622 The Law Firm Is Acting As A Debt Collector Attempting To Col-lect A Debt. Any Information Obtained Will Be Used For That Purges That Purpose 950 94275 2/8,15,22,3/1, 2023

TS # 2022-04300 Notice Of Sale Under Power

title: any outstanding ad val-orem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by Georgia,
Gwinnett County
Under and by virtue of the
Power of Sale contained in an accurate survey or by an that certain Security Deed given by Joan Antonio Cotto Rivera to Mortgage Elec-tronic Registration Systems, inspection of the property inspection of the property; all zoning ordinances; assessments; liens; encumbrances; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is Inc., as Grantor, as nomi-nee for Brand Mortgage Group, LLC, its successors and assigns, dated 7/31/2017, and recorded on 8/2/2017, in Deed Book 55300, Page 0223, Gwinnett session of the property is EDWIN CUBI, LUZ Y. CUBI, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the lean with County, Georgia records, as last assigned to Freedom Mortgage Corporation by assignment recorded on 9/1/2021 in Deed Book 59134, Page 00855, convey-39134, Page volosos, conveying the after-described property to secure a Note in the original principal amount of \$132,885.00, with interest thereon as provided for therein, there will be sold at white in the sole at the so of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms amend or modify all terms of the loan (although not required by law to do so) is: Rushmore Loan Management Services, LLC, Loss Mitigation Dept., 15480 Laguna Canyon Rd., Irvine, CA 92618, Telephone Number: 888-504-7300. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify public outcry to the highest bidder for cash before the Courthouse door of Gwinnett Country, Georgia, within the legal hours of sale on 3/7/2023, the following destroyed property: All That Tract Or Parcel Of Land Lying And Being In Land Lot 65 Of The 5th Land District Country Georgia Gwinnett County, Georgia, Being Lot 5, Block A, Eden-brooke At Millstone Subdivinegotiate, amend, or modify the terms of the mortgage instrument. U.S. BANK TRUST NATIONAL ASSOCI-ATION, NOT IN ITS INDIVID-UAL CAPACITY, BUT SOLE-LY AS TRUSTE OF THE TRUMAN 2021 SC9 TITLE TRUST as Attorney in Fact for EDWIN CUBI, LUZ Y. CUBI THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. RLM-22-01296-6 Ad Run Dates 02/08/2023, 02/15/2023 02/2/2023 negotiate, amend, or modify sion, As Per Plat Recorded In Plat Book 86, Page 168, Gwinnett County Records, Which Plat Is Hereby Referred To And Made A Part Of This Description. Said property is commonly known as 4162 Edenbrooke known as 4162 Edenbrooke Circle Loganville, GA 30052 The indebtedness secured by said Security Deed has been and is hereby declared due because of, among oth-er possible events of default, failure to pay the indebtednature to pay the indebted-ness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in de-fault, this sale will be made for the purpose of paying the same and all expenses of the sale, as provided in the Se-curity Deed and by law, in-cluding attorney's fees (no-tice of intent to collect attor-Dates 02/08/2023, 02/15/2023, 02/22/2023, 03/01/2023 rlselaw.com/property-listing 950 93721 2/8,15,22,3/1, neys fees having been given). The entity having full

given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Freedom Mortgage Corporation, Attention: Loss Mitigation Department, 10500 Kincaid Drive Fishers, IN 46037, Telephone No.: 855-690-5900. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to require the se-

construed to require the se-cured creditor to negotiate, amend, or modify the terms of the security instrument. Said property will be sold subject to any outstanding

ad valorem taxes (including

taxes which are a lien, whether or not now due and payable), any matters which might be disclosed by an ac-

curate survey and inspection

of the property, any assess-ments, liens, encumbrances, zoning ordinances, restric-tions, covenants, and any

perior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party (ies) in possession of the property is (are) Joan Anto-nio Cotto Rivera or tenant(s)

or other occupants. The sale

will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) final confirmation and audit of

the status of the loan with the status of the loan with the holder of the Security Deed, and (3) any right of redemption or other lien not extinguished by foreclosure. The sale is conducted on be-

half of the secured creditor

under the power of sale granted in the aforemen-tioned security instrument, specifically being Freedom Mortgage Corporation as At-

mortgage Corporation as Attorney in Fact for Joan Antonio Cotto Rivera. Nestor Services, LLC, 2850 Redhill Ave, Suite 240, Santa Ana, CA 92705, (888) 403-4115, TS # 2022-04300 For sale information.

mation, visit. https://www.nestortrustee.-com/sales-information or call (888) 902-3989. 950 93473

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

GWINNETT COUNTY
By virtue of a Power of Sale
contained in that certain Security Deed from EDWIN
CUBI and LUZ Y. CUBI to
MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS,
INC., AS GRANTEE, AS
NOMINEE FOR NATIONSTAR
MORTGAGE ILC. DRA

MORTGAGE LLC, DBA GREENLIGHT LOANS, dated

GREENLIGHT LDANS, dated March 26, 2014, recorded April 14, 2014, in Deed Book 52867, Page 0327, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Eleven Thousand Two Hundred and 00/100 dollars (\$111,200.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to U.S. Bank Trust National Association, not in its indi-

Association, not in its individual capacity, but solely as trustee of the Truman 2021 SC9 Title Trust, there

will be sold at public outcry to the highest bidder for cash at the Gwinnett County

to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in March, 2023, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 117 OF THE STHE DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 53, BLOCK A OF CHATHAM PARK SUBDIVISION, UNIT TWO, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 64, PAGE 272, GWINNETT COUNTY RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THEREIN B

the property is more comknown as

950 2/1,8,15,22,3/1,2023

visit:

mation.

Notice of Sale Under Powers. State of Georgia, County of GWINNETT.
Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by MANUEL R DELGADO AND GEORGIA ANN DELGADO HUSBAND AND WIFE to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) AS NOMINEE FOR QUICKEN LOANS INC dated 07/18/2007, and dated 07/18/2007, and Recorded on 07/31/2007 as Book No. 48138 and Page No. 0871, GWINNETT Coun-

NO. 08/7, GWINNETT COUN-ty, Georgia records, as last assigned to U.S. BANK NA-TIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RE-SPECT TO AJAX MORT-GAGE LOAN TRUST 2020 A. MORTGAGE BACKED SECU-Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$133,800.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the GWINNETT County Courthouse within the legal hours of sale on the first Tuesday in March, 2023, the following described property: TAX ID NUMBER: R6173 310

LAND SITUATED IN THE LAND SITUATED IN THE COUNTY OF GWINNETT IN THE STATE OF GA ALL THAT LOT OF GROUND SITUATE IN GWINNETT COUNTY, STATE OF GEORGIA, AND DESCRIBED AS FOLLOWS, THAT IS TO SAY:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 173 OF THE 6TH DISTRICT. GWIN-

BEING IN LAND LOT 173 OF THE 6TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, AND BEING LOT 18, BLOCK D, UNIT SEVEN, INDIAN SPRINGS SUBDIVISION, AS SPRINGS SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 19, PAGE 73, GWINNETT COUNTY RECORDS. THE IMPROVE-MENTS THEREON COM-MONLY KNOWN AS 1287

INDIAN WAY.
COMMONLY KNOWN AS:
1261 INDIAN WAY NW, LILBURN, GA 30047 The debt secured by said Deed to Secure Debt has been and is been and been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). ILS having been given). U.S. BANK NATIONAL ASSOCIA-DAINN NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2020 A, MORTGAGE BACKED SECURITIES, SECURIT BACKED SECURITIES, SERIES 2020 A holds the duly endorsed Note and is the current assignee of the Security Deed to the property. GREGORY FUNDING LLC, acting on behalf of and, as necessary, in consultation with U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2020 A, MORTGAGE BACKED SECURITIES, SERIES 2020 A (the current investor on the loan), is the entity with the full authority to negotiate, amend, and to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, GREGORY FUND-ING LLC may be contacted ING LLC may be contacted at: GREGORY FUNDING LLC, P.O. BOX 230579, TIGARD, OR 97281, 866 712 5698. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the

best knowledge and belief of

FORECLOSURE

FORECLOSURE

CHATHAM PARK DRIVE, LAWRENCEVILLE, GA 30046. The indebtedness se-cured by said Security Deed has been and is hereby de-clared due because of de-fault under the terms of said Security Deed. The indebted-ness remaining in default party/parties in possession of the subject property known as 1261 INDIAN WAY NW, LILBURN, GEORGIA 30047 is/are: MANUEL R DELGADO AND GEORGIA ANN DELGADO HUSBAND ness remaining in default, this sale will be made for the AND WIFE or tenant/tenants AND WIFE OF tenantrenants.

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) any matters which might be disclosed by a courtain survey and including the survey and the purpose of paying the same, all expenses of the sale, in-cluding attorneys fees (no-tice to collect same having been given) and all other payments provided for un-der the terms of the Security Deed. Said property will be sold on an as-is basis withan accurate survey and in-spection of the property, and (c) all matters of record su-perior to the Deed to Secure out any representation, war ranty or recourse against the above-named or the under-Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted exhibitation. signed. The sale will also be subject to the following items which may affect the title: any outstanding ad valbe conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) fi-nal confirmation and audit of the status of the loan with the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other forcelosure Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preloan as provided in the preceding paragraph. U.S.
BANK NATIONAL ASSOCIATION, AS INDENTURE
TRUSTEE ON BEHALF OF
AND WITH RESPECT TO
AJAX MORTGAGE LOAN
TRUST 2020 A, MORTGAGE
BACKED SECURITIES, SERIES 2020 A as Attorney in
Fact for MANUEL R DELGADO AND GEORGIA ANN
DELGADO HUSBAND AND
WIFE. THIS LAW FIRM IS WIFE. THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

00000009706318 BARRETT DOUDUOUS/US-18 BARRET I DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398. 950 94090 2/8,15,22,3/1, 2023 NOTICE OF SALE UNDER POWER

GEORGIA.

GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from MARIA E DRAKE to MORTGAGE ELEC-IHUNIC REGISTRATION SYSTEMS, INC. GRANTER, AS NOMINEE FOR HOMEWARD RESIDENTIAL, INC, ITS SUCCESSORS AND ASSIGNS., dated December ASSIGNS., dated December 4, 2018, recorded December 20, 2018, in Deed Book 56322, Page 00612, Gwin-nett County, Georgia Records, said Security Deed having been given to secure
a Note of even date in the
original principal amount of
One Hundred Fourteen
Thousand One Hundred and dollars 00/100 dollars (\$114,100.00), with interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to

NewRez LLC d/b/a Shellpoint Mortgage Servicing, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in March, 2023, all property described in said Security Deed including but not limited to the following described property. lowing described property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOTS 179
AND 180, OF THE 5TH DISTRICT AND 100, OF THE 51H DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING UNIT 59, BLOCK B OF SPRINGLAKE COVE, A CONDOMINIUM, UNIT THREE, DUALOF BRIST BRIST. PHASE B, AS PER PLAT RECORDED IN CONDOMINI-UM PLAT BOOK 3, PAGES 24-26, GWINNETT COUNTY, GEORGIA RECORDS. SUB-JECT TO THAT CERTAIN DECLARATION OF CONDO-MINIUM FOR SPRINGLAKE COVE, A CONDOMINIUM, FILED FOR RECORD JULY 25 2000 AND RECORDED 25, 2000, AND RECORDED AT DEED BOOK 20961, PAGES 224-258, GWINNETT COUNTY, GEORGIA RECORDS, WHICH DECLA-RATION MAY BE AMENDED FROM TIME TO TIME AND WHICH TERMS AND CONDI-TIONS ARE INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

HEREOF BY REFERENCE.
Said legal description being
controlling, however the
property is more commonly
known as 404 SPRINGBOTTOM CT, LAWRENCEVILLE,
GA 30046. The indebtedness
secured by said Security
Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, in-cluding attorneys fees (no-tice to collect same having been given) and all other payments provided for un-der the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property

all zoning ordinances; as-sessments; liens; encum-brances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is MARIA E DRAKE, or tenants (c). The end will be product. MARIA E DRARK, of tenants (s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security. the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms amend or modify all terms of the loan (although not required by law to do so) is: NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing, Loss Mitigation Dept., 75 Beattie Place Ste. 300, Greenville, SC 29601, Telephone Number: 800-365-7107. Nothing in O.C.G.A. Section 44-14- 162.2 shall be construed to require a secured creditor to negotiate, cured creditor to negotiate, amend, or modify the terms amend, or modify the terms of the mortgage instrument. NEWREZ LLC D/B/A SHELL-POINT MORTGAGE SERVIC-ING as Attorney in Fact for MARIA E DRAKE THE BE-LOW LAW FIRM MAY BE

HELD TO BE ACTING AS A

FORECLOSURE

FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. SHP-22-02341-8 Ad Run Dates 02/08/2023 Dates 02/15/2023, 03/01/2023 02/08/2023 02/22/2023

rlselaw.com/property-listing 950 93745 2/8,15,22,3/1,2023

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

Under and by virtue of the power of sale contained with Under and power of sale contained with that certain Security Deed dated July 25, 1997, from Jeffrey D. Evans to Terrace Mortgage Company, recorded on July 31, 1997 in Deed Book 14520 at Page 240 Gwinnett County, Georgia records, having been last transfarred Gwinnett County, Georgia records, having been last sold, assigned, transferred and conveyed to Nationstan Mortgage LLC d/b/a Mr Mortgage LLC d/b/a Mr. Cooper by Assignment and said Security Deed having been given to secure a note dated August 1, 2012, in the amount of \$85,000.00, and said Note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Winnett Country, Georgia. Gwinnett County, Georgia, on March 7, 2023 the followoff March 7, 2023 the follow-ing described real property (hereinafter referred to as the "Property"):ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 195 OF THE DISTRICT OF GWINNETT
COUNTY, GEORGIA AS
SHOWN ON A PLAT OF
SURVEY PREPARED FOR
JEFFREY D. EVANS AND STEVE EVANS, DATED JAN-STEVE EVANS, DATED JANUARY 25, 1984, BY B. J.
GOBLE, JR., REGISTERED
LAND SURVEY AND REVISED FEBRUARY 15, 1984
AND BEING DESCRIBED AS
FOLLOWS: BEGINNING AT
AN IRON PIN FOUND ON
THE NORTHEASTER! V SIDE THE NORTHEASTERLY SIDE
OF BURNETT ROAD (BASED
ON AN 80-FOOT RIGHT-OF-WAY) 1251.4 FEET NORTH-WESTERLY AS MEASURED WESTERLY AS MEASURED ALONG THE NORTHEAST-ERLY LINE OF BURNETT ROAD FROM THE SOUTH-EASTERLY LINE OF LAND LOT 195; THENCE NORTH 55 DEGREES 37 MINUTES 22 SECONDS WEST, 214.09 22 SECUNUS WEST, 214.09
FEET TO A POINT: THENCE
NORTH 60 DEGREES 31
MINUTES 21 SECONDS
WEST, 276.07 FEET TO AN
IRON PIN SET ON THE
NORTHEASTERLY SIDE OF NORTHEASTERLY SIDE OF BURNETT ROAD (BASED ON AN 80-FOOT RIGHT-OF-WAY): THENCE NORTH 34 DEGREES 31 MINUTES 30 SECONDS EAST, 149.07 FEET TO AN IRON PIN FOUND ON THE CENTER-LINE OF A 22-FOOT ABAN-DONED ROADBED; THENCE SOLITH 45 DEGREES 37 SOUTH 45 DEGREES 37 MINUTES EAST, 199.9 FEET MINUTES EAST, 199.9 FEET
TO AN IRON PIN: THENCE
SOUTH 42 DEGREES 00
MINUTES 02 SECONDS
EAST, 286.3 FEET TO AN
IRON PIN: THENCE SOUTH
41 DEGREES 57 MINUTES
54 SECONDS EAST, 14.11
FEET TO AN IRON PIN:
THENCE SOUTH 34 DEGREES 31 MINUTES 30
SECONDS WEST, 20.0 FEET
TO AN IRON PIN ON THE
NORTHEASTERLY SIDE OF
BURNETT ROAD AND THE BURNETT ROAD AND THE POINT OF BEGINNING. The debt secured by the Security Deed and evidenced by the Note and has been and is hereby, declared due and payable because of, among other possible events of de-fault, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Se-curity Deed, accrued interest, and all expenses of the est, and all expenses of the sale, including attorneys fees. Notice of intention to collect attorneys fees has been given as provided by law. To the best of the un-

dersigned s Knowledge, the person(s) in possession of the property is Jeffrey D. Evans. The property, being commonly known as 3423 Burnette Rd, Suwanee, GA, 30024 in Gwinnett County, will be sold as the property of leffrey D. Evans subject of Jeffrey D. Evans, subject to any outstanding ad val-orem taxes (including taxes which are a lien and not yet due and pavable), any mat ters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, all assessments, lents, etc., covenants, and matters of record to the Security Deed. Pursuant to O.C.G.A.Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above described mortgage is as follows: Nationstar Mortgage LLC d/b/a Mr. Copper, 8950 Cypress Waters Blvd, Coppell, TX 75019, 888-480-2432. The foregoing notwithstanding, nothing in 0.C.G.A. Section 44-14-16.C.2.2 shall require the secured creditor to negotiate, who shall have the full au 162.2 shall require the se-cured creditor to negotiate, amend or modify the terms of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under U.S. Bankruptcy code and (2) to final confir-mation and audit of the sta-tus of the loan with the hold-er of the Security Deed. Aler of the Security Deed. Al bertelli Law Attorney for Na bertelli Law Attorney for Na-tionstar Mortgage LLC d'b/a Mr. Cooper as Attorney in Fact for Jeffrey D. Evans 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242 By: Rohan Rupani For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING
TO COLLECT A DEBT. ANY
INFORMATION OBTAINED
WILL BE USED FOR THAT PURPOSE. - 22-006129 A 4772002 02/15/2023, 03/01/2023 950- 93706 2/8,15,22,29,

dersigned's knowledge, the

2023 NOTICE OF FORECLOSURE SALE UNDER POWER GWIN-NETT COUNTY, GEORGIA Under and by virtue of the Power of Sale contained in a Security Deed given by Eulitha L. Gaddis to Aames
Funding Corporation d/b/a Aames Home Loan, dated June 27, 2003, and recorded in Deed Book 33783, Page 0240, Gwinnett County, Georgia Records, as last transferred to Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust by assignment Aames Home Loan, dated sition Trust by assignment recorded on May 24, 2016 in recorded on May 24, 2016 in Book 54305 Page 0209 in the Office of the Clerk of Su-perior Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a