# 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 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

tent to collect attorneys fees having been given). Said property is commonly known as 1233 Blazing Rdg W, Lawrenceville, GA 30045 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): Rocio Bell or tenant or ten-

Select Portfolio Servicing, Inc. is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms

of the mortgage. Select Portfolio Servicing, Inc. Loan Resolution Department 3217 South Decker Lake Drive Salt Lake City, UT 84119 (888) 818-6032 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms

aid 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 propwhether due payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and in spection of the property, and (e) any assessments, liens, encumbrances, zoning ordi-nances, restrictions,

nances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
The sale will be continued. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confir-mation and audit of the status of the loan with the holder of the Security Deed. Pursuant to 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.
Federal Home Loan Mort-

gage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Struc-Mac Seasoned Loans Structured Transaction Trust, Series 2019-2 as agent and Attorney in Fact for Rocio Bell Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Attacts lanta, Georgia 30305, (404) 994-7637.

1012-14847A 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. 1012-14847A 950-96459 03/08/2023, 03/22/2023 03/29/2023

#### NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Sale contained in a Security Deed given by Lativia Ray-Alston and Wilbert W. Alston to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for PHH Mortgage Corp (fka Cendant Mortgage Corp), its succeswhortgage corp), its successors and assigns dated 2/18/2005 and recorded in Deed Book 41805 Page 60 Gwinnett County, Georgia records; as last transferred to or acquired by PNC Bank, National Association, conveying the after-described property to secure a Note in the original principal amount of \$1,290,657.00, 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 other area as designated by Order of the Superior Court of said county), within the legal hours of sale on April 4, 2023 (being the first Tuesday of said month un-less said date falls on a Federal Holiday, in which case being the first Wednesday of described property:

All that tract or parcel of land lying and being in Land Lots 159 and 160 of the 7th Lots 159 and 160 of the 7th District, of Gwinnett County, Georgia, being Lot 622, Block F, POD 7A of Sugar-loaf Country Club, Phase III, as recorded in Plat Book 85, Pages 75-76, Gwinnett County, Georgia Records, which plat is incorporated herein and made a part hereof for a more complete de-This sale will be made sub-

Inis sale will be made subject to any right of the United States of America to redeem the hereinabove described property within 120 days from the sale date aforesaid, in order to satisfy certain outstanding federal tax liens. The debt secured by said Security Deed has been and is hereby declared due because 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

tent to collect attorneys fees having been given). Said property is commonly known as 2813 Thurleston Lane, Duluth, GA 30097 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 the undersigned, the party (or parties) in possession of the subject property is (are): Lativia Ray-Alston and Wilbert W. Alston or tenant

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 morgage.
PHH Mortgage Corporation
1661 Worthington Rd Suite
100 West Palm Beach, FL 3409 (800) 750-2518 Note, however, that such entity or individual is not re-

quired by law to negotiate.

amend or modify the terms

### FORECLOSURE

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

record superior to the Security Deed first set out above.
The sale will be conducte The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to 0.C.G.A. Section 9-13-172.1, 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. PNC Bank, National Association as agent and Attorney in Fact for Lativia Ray-Alston and Wilbert W. Alston Aldridge Pite, LLP, 6 Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404)

1017-5331A THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION WILL BE USED FOR THAT PURPOSE. 1017-5331A 950-95780 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

# NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of

Sale contained in a Security Deed given by Getachew M. Kacha to Mortgage Electron-ic Registration Systems, Inc., as grantee, as nominee for American Mortgage Express Corp., its successors and assigns dated 1/31/2006 and recorded in Deed Book 46151 Page 2 Gwinnett County, Georgia records; as last transferred to or acquired by The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residen tial Asset Mortgage Prod-ucts, Inc., Mortgage Asset-Backed Pass-Through Cer-tificates, Series 2006-RS3, conveying the after-described property to secure a Note in the original principal amount of \$136,100.00, 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 County, other area as designated by Order of the Superior Court of said county), within the legal hours of sale on April 4, 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

being the first wednesday of said month), the following described property: All that tract or parcel of land lying and being in Land Lot 32 of the 6th District, Country, Georgia, being Lot 17, Block A, The Reserve at Creekside, per Plat Book 99, Pages 183-184, Gwinnett County, Georgia gia Records, which is re-ferred to and made a part of

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

having been given).
Said property is commonly known as 3146 Boulder Creek Road, Snellville, GA 30039 together with all fix-tures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Getachew M. Kacha or tenant or ten-

ants.
PHH Mortgage Corporation is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
PHH Mortgage Corporation
1661 Worthington Rd Suite
100 West Palm Beach, FL
33409 (800) 750-2518

Note, however, that such entity or individual is not 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 (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that consti-

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 inspection of the property, and (e) any asproperty, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set

out above.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Sequity Dead Purer 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 confir-mation and audit of the stamation and audit of the sta-tus of the loan as provided immediately above.

The Bank of New York Mel-Ion Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMor-gan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Mortgage Assetthat the sale is not prohibit-ed under the U.S. Bankrupt-Asset-Backed

## FORECLOSURE

Pass-Through Certificates, Series 2006-RS3 as agent and Attorney in Fact for Getachew M. Kacha Getachew M. Kacha Aldridge Pite, LLP, 6 Pied-mont Center, 3525 Piedmont Road, N.E., Suite 700, At-lanta, Georgia 30305, (404)

1017-5964A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-5964A 950-95783 03/15/2023, 03/29/2023. 03/08/2023 03/22/2023,

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

Pursuant to the Power of Sale contained in a Security Deed given by Kenneth Watkins and Felicia A. Watkins to H&R Block Mortgage Corporation, a Massachusetts Corporation dated 7/12/2004 and recorded in Deed Book 39133 Page 207 Gwinnett County, Georgia records; as last transferred to or acquired by Wells Fargo Bank, National Association, as Trustee for ABFC 2004-0PT5 Trust, ABFC Asset-Backed Certifi-ABFC Asset-Backed Certificates, Series 2004-OPT5, conveying the after-described property to secure a Note in the original principal amount of \$121,600.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the bighest 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 April 4, 2023 (being the first Tuesday of said month un-less said date falls on a Fed-eral 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 122 of the 6th District, Gwinnett County, Georgia, according to Plat of Survey dated August 31, 1977 by Noelback & Associates, Inc., recorded in Plat book 7, pages 81-A, Gwinnett County

records, and being more particularly described as fol-Beginning at a iron pin lo-cated on the northeasterly right-of-way of Stoneview Drive five hundred fifteen (515) feet southeasterly from the intersection of the northeasterly right-of-way of Stoneview Drive with the southeasterly right-ofway of Joy Lane, which point of be-Joy Lane, which point of be-ginning is also located at the southernmost corner of Lot 6, Block I, Unit 4, Stoneview Acres, which is shown on plat recorded in Plat Book "S", page 196, Gwinnett County records; running thence, protheactary, along thence northeasterly along the southeasterly line of said Lot 6 two hundred (200) feet Lot 6 two hundred (200) feet to an iron pin; running thence southeasterly one hundred (100) feet to an iron pin; running thence southwesterly two hundred (200) feet to an iron pin located on the northeasterly right-of way of Stoneview Drive; running thence northwesterly along the northeasterly right-of-way of Stoneview Drive one hundred (100) feet to the point of beginning; being imof beginning; being improved property known as 112 Stoneview Drive accord-

ing to the present system of numbering houses in Gwin-nett County, Georgia. LESS AND EXCEPT: All that LESS AND EXCEPT: All that tract or parcel of land lying and being in Land Lot 122 of the Sixth District, Gwinnett County, Georgia, designated as "Tract 1, 28.22 sq. it." on a plat of survey entitled "Survey of Tract I for: John G. Faes & Sharon A. Faes, survey of Tract 2 for: Todd Nevins" by McMally & Patrick, Registered Surveyors, dated January 16, 1988, and said survey and plat

thereof is incorporated here-

in by reference.
Said property is further described as follows: Beginning at an iron pin located on the northerly side of the right-of-way of Stoneview Drive, said pin located 515.0 feet from the interception of the right-way. tersection of the rightof-way of Stoneview Drive and Joy Lane, as measured along said northerly side of the right-of-way of Stoneview Drive, running thence north 57 degrees 20 11" east 28.22 feet to an iron pin; running thence south 53 degrees 25 10" west 28.33 feet to an

iron pin; running thence north 31 degrees 20 45" west 2.0 feet to the beginning iron pin.
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 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 hear given)

tent to collect attorneys fees having been given). Said property is commonly known as 112 Stoneview Drive SW, Lilburn, GA 30047-5139 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) signed, the party (or parties) in possession of the subject property is (are): Kenneth Watkins and Felicia A. Watkins or tenant or tenants.
PHH Mortgage Corporation
is the entity or individual
designated who shall have

full authority to negotiate, amend and modify all terms of the mortgage.
PHH Mortgage Corporation
1661 Worthington Rd Suite
100 West Palm Beach, FL
33409 (800) 750-2518

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

salu property will be solve 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 constior sewage bills that consti-tute a lien against the prop-erty whether due and payable and which may not be of record, (c) the right of redemption of any taxing au-thority, (d) any matters which might be disclosed by an accurate survey and in-spection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject to (1) confirmation. subject to (1) confirmation

#### FORECLOSURE FORECLOSURE

mation and audit of the status of the loan with the holder of the Security Deed. Pursuant to 0.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in 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. Wells Fargo Bank, National Association, as Trustee for ABFC 2004-0PT5 Trust, ABFC Asset-Backed Certifi-cates, Series 2004-0PT5 as agent and Attorney in Fact for Kenneth Watkins and Fe-

for kenneth watkins and Felicia A. Watkins
Aldridge Pite, LLP, 6 Piedmont Center, 3525 Piedmont
Road, N.E., Suite 700, Atlanta, Georgia 30305, (404)
904-7637 ianta, Georgia 30305, (404)
994-7637,
1017-5984A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY IN-

COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-5984A 950-96427 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023

# NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Veronica L
James to Mortgage Electronic Registration Systems,
Inc., as grantee, as nominee
for Nations Direct Mortgage,
LLC dba Motive Lending, its successors and assigns dated 4/6/2018 and recorded in Deed Book 55842 Page 49 Gwinnett County, Georgia records; as last transferred to or acquired by Nations Direct Mortgage, LLC, conveying the after-described property to secure a Note in the original principal amount of \$245,471.00, with interest at the rate securified therein the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Supenated by Order of the Superior Court of said county, within the legal hours of sale on April 4, 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 167 OF THE 6TH DISTRICT OF

THE 6TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA, BEING LOT 13, BLOCK D, UNIT TWO, GALILEE-WEST, AS PER PLAT RECORDED IN PLAT BOOK 14, PAGE 277, GWINNETT COUNTY RECORDS, SAID PLAT BEING INCORPORAT-ED 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 possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of in-tent to collect attorneys fees

having been given).
Said property is commonly known as 1147 Timothy Terrace, Tucker, GA 30084 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of he subject property is (are)

Veronica L James or tenant or tenants.

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

terms of the mortgage.

DMI Loss Mitigation Department 1 Corporate Center

Drive, Suite 360 Lake Zurich,

IL 60047 1-866-397-5370 https://loansolutioncenter.-

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

subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the 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 inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation be of record. (c) the right of

subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the leave with the held. tus of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the registion of judicial and the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the status of the loan as provided

immediately above.

Nations Direct Mortgage,
LLC as agent and Attorney in
Fact for Veronica L James
Aldridge Pite, LLP, 15 Piedmont
Center, 3575 Piedmont Road, N.E., Suite 500, At-

lanta, Georgia 30305, (404) 994-7637. 1072-484A 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. 1072-484A 950-96084 03/08/2023, 03/15/20/23 03/29/2023 03/15/2023. 03/22/2023, 03/29/2023

#### NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Stephanie Brown to Mortgage Electron-ic Registration Systems, Inc., as grantee, as nominee for Cardinal Financial Com-pany, Limited Partnership, its successors and assigns dated 6/29/2022 and recorded in Deed Book 60068 Page 449 Gwinnett County, Geor-gia records; as last trans-ferred to or acquired by Cardinal Financial Company, Limited Partnership, convey-

## FORECLOSURE

recorded

ing the after-described prop-erty to secure a Note in the original principal amount of \$243,183.00, with interest at trict, Gwinnett County, Georgia, being more particularly described as follows: Condominium Unit # 720, of Greenleaf, a Condominium, Phase II, as more particular-ly described and delineated in the Declaration of Condothe rate specified therein, there will be sold by the un-dersigned at public outcry to the highest bidder for cash before the Courthouse door minium for Greenleaf, of Gwinnett County, Georgia Condominium. 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 April 4, 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: Deed Book 2906, Page 512, et seq., Gwinnett County, Georgia, Records, as the same may be amended.

This conveyance is made subject to the Declaration lowing described property: ALL THAT TRACT OR PAR-

ALL IHAI IHACI OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 150 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA RECORDS, BEING PART OF LOT 8, BLOCK DO FALLING LEAF ESTATES SUBDIVISION, AS PER PLANDER

RECORDED IN PLAT BOOK
2, PAGE 8, GWINNETT
COUNTY, GEORGIA
RECORDS. BEGINNING AT A

RECORDS. BEGINNING AI A
POINT ON THE NORTHEASTERLY SIDE OF
FALLING LEAF DRIVE (6)
FOOT RIGHT OF (WAY)
WHICH POINT IS 693.01
FEET SOUTHEASTERLY AS
MEASURED ALONG SAID
FALLING LEAF DRIVE FROM
FALLING LEAF DRIVE FROM
HELE SOUTHEASTERLY SIDE

THE SOLUT AUDING SAID
THE SOUTHEASTERLY SIDE
OF SHADY DRIVE IF SAID
STREET LINES WERE EXTENDED TO FORM AN ANGLE INSTEAD OF A CURVE,
BEING THE SOUTH COMER
OF LOT 7, SAID BLOCK AND
SUBDIVISION: THENCE
NORTHEASTERLY WITH
SAID LOT 7, 195.60 FEET TO
AN ION PIN; THENCE
SOUTHEASTERLY 100 FEET
TO AN IRON PIN ON THE
NORTHWESTERLY LINE OF
LOT 9, SAID BLOCK AND
SUBDIVISION; THENCE
SOUTHWESTERLY LINE OF
LOT 9, SAID BLOCK AND
SUBDIVISION; THENCE
SOUTHWESTERLY WITH
SAID LOT 9, 196.28 FEET TO

SOUTHWESTERLY WITH SAID LOT 9, 196.28 FEET TO AN IRON PIN ON THE NORTHEAST LINE OF FALLING LEAF DRIVE; THENCE NORTHWESTERLY

WITH FALLING LEAF DRIVE 100 FEET TO THE POINT OF

BEGINNING.
Parcel ID: R6158.034 Com

monly Known As: 669 Falling Leaf Dr NW, Lilburn,

Georgia 30047

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible 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

https://loansolutioncenter.-

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 confir-

mation and audit of the sta-tus of the loan with the hold-

certain procedures regarding

the rescission of judicial and non-judicial sales in the

assigns dated 8/31/2021 and

assigns dated 8/31/2021 and recorded in Deed Book 59166 Page 00205 Gwinnett County, Georgia records; as last transferred to or acquired by PENNYMAC LOAN SERVICES, LLC, conveying the after-described property to secure a Note in the original principal amount of \$167,633.00, with interest at the rate specified therein.

the rate specified therein, there will be sold by the un-

dersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia

(or such other area as design

nated by Order of the Superior Court of said county), within the legal hours of sale on April 4, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday in which

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 the City of Peachtree Corners in

Land Lot 282 of the 6th Dis

of the loan.

669

and all matters referenced therein, all matters shown on the plat recorded in Con-dominium Plat Book 1, Page 173-174, aforesaid records, as the same may be amend-ed, and the floor plans recorded in Condominium Floor Plans Book CDFP, Pages 1131-1149, Gwinnett County, Georgia records, as the same may be amended the same may be amended. Being the same property conveyed by Deeds recorded in Deed Book 52821, Page 646, and in Deed Book 46252, Page 699, aforesaid records.

The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of in-tent to collect attorneys fees Said property is commonly nown as 720 Glenleaf

having been given). known as 720 Glenleaf Drive, Peachtree Corners, GA 30092 together with all fixtures and personal prop-erty attached to and constierty attached to and consti-tuting a part of said proper-ty, if any. To the best knowl-edge and belief of the under-signed, the party (or parties) in possession of the subject property is (are): Laura Lynn Keeley or tenant or tenants.
PennyMac Loan Services,
LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms

of the mortgage.
PennyMac Loan Services,
LLC Loss Mitigation 3043
Townsgate Road #200,
Westlake Village, CA 91361
1-866-549-3583

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

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 hear given) having been given).
Said property is commonly known as 669 Falling Leaf Dr NW, Lilburn, GA 30047 together with all fixtures and tute a lien against the prop-erty whether due and erty whether due and payable or not yet due and payable and which may not be of record, (c) the right of 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 publication property is (pro). redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and the subject property is (are) Stenhanie Brown or tenant or tenants.

DMI is the entity or individ

(e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject to (1) confirmation ual designated who shall have full authority to negoti-ate, amend and modify all 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 hold-ref the Security Dead Burner of the Security Dead Burner ate, amend and modify all terms of the mortgage. DMI Loss Mitigation De-partment 1 Corporate Center Drive, Suite 360 Lake Zurich, IL 60047 1-866-397-5370 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 Note, however, that such entity or individual is not re-

quired by law to negotiate, amend or modify the terms non-judicial sales in 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 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 constiimmediately above PENNYMÁC LOAN SER tute a lien against the property whether due and payable or not yet due and payable and which may not

VICES, LLC as agent and Attorney in Fact for Laura Lynn Keeley Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-

Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.
1120-23760A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INCORMATION FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1120-23760A 350-95889 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

NOTICE OF SALE UNDER POWER, GWINNETT COUN-Pursuant to the Power of er of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for Sale contained in a Security
Deed given by Tatsinda C
Taylor to Mortgage Electron-Registration Systems, c., as grantee, as nominee DHI Mortgage Company, State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confir-Ltd., its successors and assigns dated 2/15/2019 and signs dated 2/15/2019 and recorded in Deed Book 56421 Page 00145 and modified at Deed Book 59401 Page 700 Gwinnett County, Georgia records; as last transferred to or acquired by PENNYMAC LOAN SERVICES, LLC, conveying the after-described property to secure a Note in the original principal amount of \$270,356.00, with interest at the rate specified therein, mation and audit of the sta-tus of the loan as provided immediately above.
Cardinal Financial Company, Limited Partnership as agent and Attorney in Fact for Stephanie Brown Aldridge Pite, LLP, 6 Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, At-lanta, Georgia 30305, (404) 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 1072-485A THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1072-485A (or such other area as design of such other area as design-nated by Order of the Supe-rior Court of said county), within the legal hours of sale on April 4, 2023 (being the first Tuesday of said month unless said date falls on a 950-95951 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023. thress said date fails off a Federal Holiday, in which case being the first Wednes-day of said month), the fol-lowing described property: All That tract or parcel of NOTICE OF SALE UNDER POWER, GWINNETT COUN-Pursuant to the Power of Sale contained in a Security Deed given by Laura Lynn Keeley to Mortgage Electron-ic Registration Systems, land lying and being in Land Lot 226 of the 5th District of ic Registration Systems, Inc., as grantee, as nominee for Homestar Financial Corp., its successors and

Country Georgia, Bernard Lot 22b of the 5th District of Gwinnett County, Georgia, being Lot 241, Block D of Shannon Lake Subdivision, Phase 3A, as per plat recorded in Plat Book 141, Pages 250-252, Gwinnett County, Georgia Records, which plat is made a part hereof and incorporated herein by reference. 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 manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the 9525 Note, however, that such entity or individual is not repurpose 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 hear given)

having been given). Said property is commonly known as 1301 Lake End Court, Loganville, GA 30052 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

## FORECLOSURE

the undersigned, the party (or parties) in possession of the subject property is (are): Tatsinda C Taylor or tenant or tenants

PennyMac Loan Services, LLC is the entity or individu-al designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
PennyMac Loan Services,
LLC Loss Mitigation 3043
Townsgate Road #200,
Westlake Village, CA 91361
1-866-549-3583

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

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 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) a which might be thority any matters

disclosed by an accurate survey and inspection of the property, and (e) any as-sessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set

out above.
The sale will be conducted Ihe 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 regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.
PENNYMAC LOAN SER-VICES, LLC as agent and Attorney in Fact for Tatsinda C

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

Ianta, Georgia 30305, (404)
994-7637,
1120-23787A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE JISED FOR THAT PURMATION ORTAINED WILL BE USED FOR THAT PURPOSE. 1120-23787A 950-96466 03/09/2027 950-96466 03/15/2023, 03/29/2023. 03/22/2023,

# NOTICE OF SALE UNDER POWER, GWINNETT COUN-

nated by Order of the Superior Court of said county), within the legal hours of sale on April 4, 2023 (being the Pursuant to the Power of first Tuesday of said month unless said date falls on a Sale contained in a Security Deed given by Jacque Albert to Mortgage Electronic Reg-istration Systems, Inc., as grantee, as nominee for Lakeview Loan Servicing, unless said date fails on a Federal Holiday, in which case being the first Wednes-day of said month), the fol-lowing described property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND LLC. its successors and as-CEL OF LAND LYING AND BEING IN LAND LOT 213 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 2, BLOCK B, MARTINS CHAPEL GROVE SUBDIVISION, UNIT ONE F.K.A. MARTINS CHAPEL ESTATES, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 86, PAGE 47, GWINNETT COUNTY, GEORGIA RECORDS, WHICH signs, dated 10/11/2017 and recorded in Deed Book 55479 Page 416 Gwinnett County, Georgia records; as last transferred to or activated to the state of the state quired by Lakeview Loan Servicing, LLC, conveying the after-described property to secure a Note in the original principal amount of \$101,750.00, with interest at GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY THIS REFER-ENCE AND MADE A PART OF THIS DESCRIPTION; BE-ING PROPERTY KNOWN AS 1265 MARTINS CHAPEL LANE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEOR-GIA. 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 desig for such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on April 4, 2023 (being the first Tuesday of said month unless said date falls on a Beddeal Helifaty in which The debt secured by said Federal Holiday, in which case being the first Wednes-Security Deed has been and is hereby declared due because of, among other possible avente of default fail sible events of default, failure to pay the indebtedness as and when due and in the

lowing described property:
THE FOLLOWING DESCRIBED REAL PROPERTY
SITUATED AND BEING IN
THE COUNTY OF GWINNETT, STATE OF GEORGIA, TO WIT: ALL THAT TRACT OR PAR-

CEL OF LAND LYING AND BEING IN LAND LOT 179 OF THE 5TH DISTRICT, OF GWINNETT COUNTY, GEORGIA, AND BEING LOT 10, BLOCK D OF SPRINGLAKE FALLS, AS PER PLAT RECORDED IN PLAT BOOK 99, PAGE 43 OF GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. CEL OF LAND LYING AND

BY REFERENCE.
SUBJECT TO ALL EASE-SUBJECT TO ALL EASE-MENTS, RESERVATIONS, COVENANTS, CONDITIONS, AGREEMENTS OF RECORD, IF ANY, BEING THE SAME PREMIS-

BEING THE SAME PREMIS-ES AS CONVEYED IN DEED FROM SHAUN DONOVAN, THE SECRETARY OF HOUS-ING AND URBAN DEVELOP-MENT OF WASHINGTON, D. MENT OF WASHINGTON, 2012
IN DOCUMENT NUMBER
0101174, BOOK 51682,
PAGE 396 IN SAID COUNTY
AND STATE.
COMMONLY KNOWN AS

506 POND LILLIES ROAD, LAWRENCEVILLE, GA The debt secured by said

Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note 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 506 Pond Lillies

Road, Lawrenceville, GA
30045 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): Jacque Albert or tenant or tenants. LoanCare, LLC is the entity

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

Loan Mitigation Desertment Loss Mitigation Department 3637 Sentara Way Virginia Beach, VA 23452 800-909-

quired by law to negotiate, amend or modify the terms

Said property will be sold subject to: (a) any outstand-ing ad valorem taxes (inling ad valorem laxes (in-cluding taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that consti-tute a lien against the prop-erty whether due and payable or not yet due and payable and which may not be of record, (c) the right of

## FORECLOSURE

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-

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 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 stamation and addit of the status of the loan as provided immediately above.
Lakeview Loan Servicing, LLC as agent and Attorney in Fact for Jacque Albert

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

lanta, Georgia 30305, (404)
994-7637,
1154-2326A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE, 1154-2326A
950-96232 03/08/2023. 950-96232 03/15/2023, 03/29/2023. 03/08/2023, 03/22/2023,

#### NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Sale contained in a Security Deed given by Charleston Leek, Jr. to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nominee for Guaranteed Rate Affinity, LLC its successors and as-LLC, its successors and assigns dated 2/11/2020 and signs dated 2/11/2020 and recorded in Deed Book 57248 Page 746 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 original principal amount of \$259,000.00, with interest at the rate specified therein, the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as desig-

Leon Appling or tenant of tenants. Rushmore Loan Manage-ment Services, LLC is the entity or individual designat-ed who shall have full au-thority to pendicte amend

mortgage. Rushmore Loan Manage ment Services, LLC PO Box 52708 Irvine, CA 92619 888.504.7300 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 (intute a lien against the prop-erty whether due and authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordi

nances. restrictions be provided until final confir-mation and audit of the sta-tus of the loan as provided

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

Ianta, Georgia 30305, (404)
994-7637.
1208-3772A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
MILL BE HELDE FOR THAT FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1208-3772A 950-95662 03/08/2023, 03/15/2023, 03/22/2023, 03/2022 03/29/2023.

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

Sale contained in a Security Deed given by Ezekiel Stew-art to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for as grantee, as nominee for SUNTRUST MORTGAGE, INC., its successors and assigns. dated 5/15/2009 and recorded in Deed Book 49527 Page 603 and modi-fied at Deed Book 57289 Page 131 Gwinnett County, Georgia records; as J.P. Morgan Mortgage Acquisition Corp., conveying the after-described property to secure a Note in the original pricinal argument. nal principal amount of \$196,808.00, with interest at the rate specified therein there will be sold by the unbefore 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 April 4, 2023 (being the first Trades of said south or 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 213 of the 5th District, One, Georgian Hills Subdivi sion, as per plat thereof recorded in Plat Book 66, page 69, Gwinnett County, Georgia Records, which recorded plat is incorporated

herein by reference and made a part of this description The debt secured by said

FORECLOSURE OBTAINED WILL BE USED FOR THAT PURPOSE. 1207-1560A 950-95959 3/08/2022 03/15/2022 03/29/2023

# NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of

Sale contained in a Security

Deed given by Leon Appling to Bank of America, N.A. dat-ed 6/15/2007 and recorded in Deed Book 48071 Page 0608 Gwinnett County, Georgia records; as last trans-ferred to or acquired by J.P. Morgan Mortgage Acquisi-tion Corp., conveying the af-terdescribed property to secure a Note in the origina principal amount of \$175,249.00, 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 perfore the Countrouse door of Gwinnett County, Georgia (or such other area as desig-nated by Order of the Supe-rior Court of said county), within the legal hours of sale on April 4, 2023 (being the off April 4, 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 3 of the 5th District of Gwinnett County being Lot 7, Block A, Unit One of Rose Lake Subdivision as record-Lake Subdivision as recorded in plat book 47, page 7, Gwinnett County, Georgia Records which plat is incorporated herein by reference hereto and being further known as No. 3360 Longfield Drive according to the present system of numbering houses in Gwinnett County.

ing houses in Gwinnett County. The debt secured by said Security Deed has been and security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the 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

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 3360 Long Field, Sneliville, GA 30039 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are):

thority to negotiate, amend and modify all terms of the

cluding taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constipayable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing

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. Bankrupted under the U.S. Bankrupt-cy Code; and (2) final confir-mation and audit of the sta-tus of the loan with the hold-er of the Security Deed. Pur-suant to O.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

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 1265 Martins Chapel Ln, Lawrenceville, GA 30045 together with all

fixtures and personal prop-

erty attached to and consti

tuting 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): Estate and/or Heirs of Charleston

Leek, Jr. or tenant or ten-

ants.
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, amend or modify the terms

Said property will be sold

satu property will be solved as 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 lier against the proper

tute a lien against the prop-erty whether due and

erty whether due and payable or not yet due and payable and which may not be of record, (c) the right of

redemption of any taxing au-

thority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens,

encumbrances, zoning ordi-

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

The sale will be conducted white the (1) confirmation.

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 hold-rof the Security Dead Pur-

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

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 Charleston Leek, Jr. Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Attornet Caseria 30026 (AdA)

lanta, Georgia 30305, (404) 994-7637.

994-7637. 1207-1560A THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-

non-judicial sales in

of the loan.

immediately above J.P. Morgan Mortgage Acquisition Corp. as agent and Attorney in Fact for Leon Ap-