dersigned at public outcry to the highest bidder for cash at the GWINNETT County Courthouse within the legal Courtnouse within the legal hours of sale on the first Tuesday in May, 2023, the following described proper-ty: THE FOLLOWING DE-SCRIBED PROPERTY:

ALL THAT TRACT OR PAR CEL OF LAND LYING AND BEING IN PUCKETT GMD 1397 AND DUNCAN GMD GWINNETT COUNTY GEORGIA, BEING LOT 28

WEATHERSTONE LAKE AVK/A PEMBERTON FARMS U 2, AS SHOWN ON PLAT OF SURVEY RECORDED AT PLAT BOOK 83 PAGES 140 141, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPO-RATED HEREIN BY REFER-ENCE AND MADE A PART

ASSESSOR'S PARCEL NO: 3 007D 125 The debt secured by said Deed to Secure Debt has been and is cure bent has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note and 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 propenses 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). JPMOR-GAN CHASE BANK, NATION-AL ASSOCIATION holds the duly endorsed Note and is the current assignee of the Security Deed to the property. JPMORGAN CHASE ty JEWIONGAIN S.W. - BANK, NATIONAL ASSOCIA-TION, acting on behalf of and, as necessary, in consultation with FEDERAL HOME LOAN MORTGAGE CORPORATION (the current encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-CORPORATION (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 0.C.G.A. § 44 14 162.2. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION may be contacted at: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, 3415 VISION DRIVE, COLUMBUS, OH 43219, 866 550 5705. Please note that, pursuant to ed under the U.S. Bankrupt-cy Code; and (2) final confir-mation and audit of the sta-tus of the loan with the hold-er of the Security Deed. Pur-suant to O.G.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 2284 OAK FALLS BUFORD, GEORGIA I is/are: STEVEN K 30519 30519 is/are: STEVEN K CANNON AND BEVERLYN J 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) any matters which might be disclosed by an accurate survey and in-spection of the property, and (c) all matters of record su-perior to the Deed to Secure perior to the Deed to Secure Debt first set out above, in-cluding, but not limited to, assessments, liens, encumbrances, zoning ordinances, restrictions covenants etc. The sale will be conducted subject to (confirmation that the sale not prohibited under the U.S Bankruptcy Code: and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescis-sion of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the and audit of the status of the loan as provided in the preceding paragraph. JPMOR-GAN CHASE BANK, NATION-AL ASSOCIATION as Attorney in Fact for STEVEN K CANNON AND BEVERLYN J CANNON THE LAW EIRM CANNON AND BEVERLYN J
CANNON. THIS LAW FIRM
IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE 0000000976668 BARRETT DAFFIN FRAPPIE TURNER & ENGEL, LI BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398 4/5,12,19,26,2023

## NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Admir Be-cirovic to Bank of America. N.A. dated 2/11/2008 and recorded in Deed Book 48632 Page 0544 Gwinnett County, Georgia records; as last transferred to or last transferred to or ac-quired by Wilmington Sav-ings Fund Society, FSB, not in its individual capacity but solely as Owner Truste of CSMC 2017-RPL3 Trust, conveying the afterdescribed property to secure a Note in the original principal amount of \$64,990.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Supe rior Court of said county), within the legal hours of sale on May 2, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednes-

case being the first Wednesday of said month), the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTT 147 OF THE 5TH DISTRICT OF GWINNETT COUNTY GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: CONDOMINIUM UNIT 227 OF SANDALWOOD TOWNHOMES Unit II, Inc., A CONDOMINIUM, WOUD TOWNFOMES ONLY
II, Inc., A CONDOMINIUM,
AS MORE PARTICULARLY
DESCRIBED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM
FOR SANDALWOOD TOWN-HOMES, RECORDED IN DEED BOOK 2288, PAGE 13, ET SEQ., GWINNETT COUN-TY, GEORGIA RECORDS, AS MÁY BE AMENDED.

MAY BE ANKENDED.

This conveyance is made subject to the Declaration and all matters referenced therein, all matters shown on the plat recorded in Condominium Plat Book 1, Page 56, Gwinnett County, Georgia Bengdis and New Market gia Records, as may be amended and the floor plans recorded in Condominium Floor Plan Book, Page 81, aforesaid records, as may be amended Address: 227

Walk Lawrenceville, GA 30046 The debt secured by said

Security Deed has been and is hereby declared due be-cause of, among other pos**FORECLOSURE** 

**FORECLOSURE** 

edemption 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 ordi-

nances, restrictions, covenants, and matters of

covenants, and matters or record superior to the Secu-rity Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code; and (2) final confir-mation and audit of the sta-

cy Code; and (2) final comfr-mation and audit of the sta-tus of the loan with the hold-er of the Security Deed. Pur-suant to O.C.G.A. Section 9-13-172.1, which allows for

certain procedures regarding

the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-

closure documents may not

be provided until final confir-

mation and audit of the sta-

mation and addit of the sta-tus of the loan as provided immediately above. BANK OF AMERICA, N.A. as agent and Attorney in Fact for Marcus King and Bolade-mi Akintonde

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

mi Akintonde

994-7637

1016-5306A

sible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of in-tent to collect attorneys fees

having been given).
Said property is commonly known as 227 Yuba Walk, Lawrenceville, GA 30046 together with all fixtures and personal property attached to and constituting a part of conditions to the conditions of the conditio 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): Admir Becirovic or tenant or

tenants. 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 Depart-ment 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

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

encumbrances, zoning ordi-

closure documents may not

be provided until final confir-

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

Milmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of CSMC 2017-RPL3 Trust as agent and Atterpory in East for Ad-

and Attorney in Fact for Ad-

Aldridge Pite, LLP, 15 Pied-

mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404)

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED

WILL BE USED FOR THAT PURPOSE. 1012-14787A

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of

Sale contained in a Security Deed given by Marcus King and Bolademi Akintonde to

ferred to or acquired by BANK OF AMERICA, N.A.,

scribed property to secure a Note in the original principal amount of \$230,000.00, with

amount of \$230,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Court-house door of Gwinnett

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 May 2, 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:

scribed property: ALL THAT TRACT OR PAR-

REREĆORDED IN PLAT BOOK 139. PAGE 139. BOOK 139, PAGE 139, GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS HEREBY INCORPO-RATED HEREIN BY REFER-

APN: R5238 596 The debt secured by said Security Deed has been and

is hereby declared due be-cause of, among other pos-sible events of default, fail-

ure to pay the indebtedness as and when due and in the manner provided in the Note

attorneys fees (notice of in-

tent to collect attorneys fees

tent to collect attorneys fees having been given). Said property is commonly known as 1400 Comet Ives Dr, 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 undersioned. He party (or parties)

signed, the party (or parties) in possession of the subject property is (are): Marcus King and Bolademi Akin-

Bank of America is the enti-

ty or individual designated who shall have full authority to negotiate, amend and modify all terms of the mort-

gage. Bank of America Home

Loan Assistance Dept. 7105 Corporate Drive Plano, TX 75024 (800) 669-6650 Note, however, that such entity or individual is not re-

quired by law to negotiate, amend or modify the terms

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

ling ad valorem laxes (mich 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

payable and which may not be of record, (c) the right of

tonde or tenant or tenants.

04/05/2023

04/19/2023,

immediately above.

mir Becirovic

1012-14787A

950-98258

THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED of the Ioan. Said property will be sold subject to: (a) any outstanding ad valorem taxes (in-WILL BE USED FOR THAT PURPOSE. 1016-5306A cluding taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that consti-950-98406 04/12/2023, 04/26/2023. 04/05/2023, 04/19/2023, tute a lien against the prop-erty whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing au-

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Paristant to the Power of Sale contained in a Security Deed given by Yesenia Santana to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Pinnacle Financial Corporational to August 1988. rininate Financial Corpora-tion, its successors and as-signs. dated 9/6/2005 and recorded in Deed Book 44421 Page 70 and modified at Deed Book 51672 Page 58 at Deed Book 51672 Page 58
GWINNETT County, Georgia
records; as last transferred
to or acquired by DEUTSCHE
BANK MATIONAL TRUST
COMPANY, AS INDENTURE
TRUSTEE UNDER THE INDENTURE RELATING TO
IMH ASSETS CORP., COLLATERALIZED ASSETBACKED BONNS SERIES IMH ASSETS CORP., COL-LATERALIZED ASSET-BACKED BONDS, SERIES 2005-8, conveying the after-described property to secure described property to secure a Note in the original princi-pal amount of \$139,189.00, with interest at the rate spec-ified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of KWIN.

Courthouse door of GWIN-NETT County, Georgia (or such other area as designat-ed by Order of the Superior Court of said county), within the legal hours of sale on May 2, 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 month), the following

described property:
That certain condominium
unit lying and being in Land
Lot 5 of the 7th District,
Gwinnett County, Georgia, and being shown as Unit Number 2404 of The Arbors at Sugarloaf Condominium on plat recorded in Condo-minium Plat Book 3, Pages 287 through 289, Gwinnets County, Georgia, Benords County, Georgia Records, which plat is incorporated herein by reference and made a part hereof; and as shown on Floor Plans recorded as Condominium Floor Plan Numbers 3825 anu Bolademi Akintonde to BANK OF AMERICA, N.A. dated 6/28/2017 and record-ed in Deed Book 55238 Page 589 Gwinnett County, Geor-gia records; as last trans-ferred to or acquired by RANK OF AMERICA OF TAXABLE through 3884, Gwinnett County, Georgia Records; which floor plans are incor-Gwinnett porated herein by reference and made a part hereof; to-gether with its appurtenant percentage of undivided in-terest in the common ele-ments of The Arbors at Sugarloaf Condominium, as set forth and provided in that certain Declaration of Condominium for The Arbors at Sugarloaf Condominium by Beazer Homes Corp., a Tennessee corporation, recorded in Deed Book 37467, Page 247 aforesaid records:

as amended from time to time as provided therein; said Unit being known as Unit 2404 in Building 24 and having an address of 823 Way, Poplar Lawrenceville, GA. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failsible events of default, fall-ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees

ALL THAT TRÂCT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 238 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 31, BLOCK A OF FLAT CREEK LANDING, UNIT TWO, FKA EAST ROCKHOUSE ROAD TRACT, AS PER PLAT RECORDED IN PLAT BOOK 136, PAGES 43-45, AS REVISED AND BERECORDED IN PLAT tent to collect attorneys fees having been given). Said property is commonly known as 823 Tulip Poplar Way, Lawrenceville, GA 30044 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): Yesenia Santana or tenant or tenants. PHH Mortgage Corporation is the entity or individual designated who shall have 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 infull authority to negotiate, amend and modify all terms

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

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 and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by of the loan. thority, (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 that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the learn with the held. tus of the loan with the holdto the loan will the hold to the reference 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 section of correct the pand State of Georgia, the Deed Under Power and other fore**FORECLOSURE** 

closure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. DEUTSCHE BANK NATION-AL TRUST COMPANY, INDENTURE TRUSTEE DER THE INDENTURE LATING TO IMH ASSETS CORP., COLLATERALIZED ASSET-BACKED BONDS, SE-

RIES 2005-8 as agent and Attorney in Fact for Yesenia Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

1017-5933A THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANN IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE, 1017-5933A 950-98628 04/05/2023. 04/19/2023,

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Christy A. Lancaster and Anthony A. Lancaster to Saxon Mort-gage, Inc. dated 3/3/2006 gage, Inc. dated 3/3/2006 and recorded in Deed Book 46256 Page 227 Gwinnett County, Georgia records; as last transferred to or acquired by Deutsche Bank National Trust Company, as Trustee for Saxon Asset Sequifies Trust 2006-2 Moct-Trustee for Saxon Asset Securities Trust 2006-2 Mort-gage Loan Asset Backed Certificates, Series 2006-2, conveying the after-de-scribed property to secure a Note in the original principal amount of \$170,000.00, with therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on May 2. legal flours of sale off May 2, 2023 (being the first Tues-day of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following de-

month), the following de-scribed property: All That Tract Or Parcel Of Land Lying and Being In Land Lot 197 Of The 5th Land District Of Gwinnett County, Georgia and Being Lot 44, Block A, Unit One, Chandler Plantation, and Be-Chandler Plantation, and Being More Particularly Shown And Delineated By A Plat Of Survey Entitled Unit One, Chandler Plantation, Dated November 15, 1994, Pre-November 15, 1994, Pre-pared By M.V. Ingram Enter-prises, Inc., Certified By Matthew V. Ingram, GRLS No. 2288, And Being Of Record In The Office Of The Glerk Of The Superior Court
Of Gwinnett County, Georgia,
In Plat Book 65 Page 6,
Which Said Plat And The
Recording Thereof Are By
Reference Hereto Incorporated Herein For

Complete And Detailed Description.
The debt secured by said Security Deed has been and security beet mas been all sis hereby declared due be-cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

having been given).
Said property is commonly known as 3005 Parks Run, Loganville, GA 30052 to-gether with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of best intowedge and benefit of the undersigned, the party (or parties) in possession of the subject property is (are): Anthony A. Lancaster, Administrator of Estate of Christy A. Lancaster or tenders at the control of ant 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. of the mortgage.
PHH Mortgage Corporation
1661 Worthington Rd Suite
100 West Palm Beach, FL
33409 (800) 750-2518

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

subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the proptute a lien against the propwhether due payable or not yet due and payable of 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 coveriants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to 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 sta-tus of the loan as provided

immediately above. Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 20062 Mortgage Loan Asset Backed Certificates, Series 2006-2 as agent and Attorney in Fact for Christy A. Lancaster and Anthony A.

A. Landaster and Antifoliy A. Lancaster Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637. 1017-5993A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-5993A 950-98322 04/05/2023, 04/12/2022 04/05/2023, 04/19/2023, 04/26/2023.

NOTICE OF SALE UNDER POWER, GWINNETT COUN-Pursuant to the Power of Sale contained in a Security Deed given by Md H Ra-haman to Mortgage Elec-tronic Registration Systems,

Inc., as grantee, as nominee

**FORECLOSURE FORECLOSURE** 

successors and assigns. dated 10/16/2017 and recorded in Deed Book 55469 Page 0213 Gwinnett Georgia records; as last transferred to or acquired by Matrix Financial Services Corp., conveying the afterde-scribed property to secure a Note in the original principal amount of \$375,200.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder outcry to the highest bloder 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 May 2, legal hours of sale on May 2, 2023 (being the first Tues-day of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said

month), the following described property:
ALL THAT TRÁCT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 73 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 2, BLOCK A, NORTHFORKE PLANTATION SUBDIVISION, UNIT THREE, AS PER PLAT RECORDED IN PLAT BOOK 58, PAGE 15, GWINNETT COUNTY, GEOR-GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH RECORDED PLAT IS INCOR-PORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIP-TION. SAID PROPERTY BE-ITON. SAID PROPERTY BE-ING KNOWN AS 1379 GEORGETOWN WAY AC-CORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGIA

month), the following de-

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

tent to collect attorneys fees having been given). Said property is commonly known as 1379 Georgetown Way, Grayson, GA 30017 to gether with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): the subject property is (are): Md H Rahaman or tenant or

tenants.
Flagstar Bank, N.A. is the entity or individual designat-ed who shall have full authority to negotiate, amend and modify all terms of the mortgage.
Flagstar Bank, N.A. Loss
Mitigation 5151 Corporate

Drive Mail Stop:

Troy, MI 48098 (800) 393-4887 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms

of the loan. Said property will be sold subject to: (a) any outstand-ing ad valorem taxes (in-cluding taxes which are a cluding taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by the property, and inspection of the property, and 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. Bankrupt-cy 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 fore-closure documents may not be provided until final confirmation and audit of the status of the loan as provided

immediately above.

Matrix Financial Services
Corp. as agent and Attorney
in Fact for Md H Rahaman Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, lanta, Georgia 30305, (404) 994-7637. 1095-687A

1095-687A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 1095-687A
950-98236 04/05/2023. 04/12/2023, 04/26/2023. 04/19/2023.

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Edward J Williams Sr and Tamara Williams to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Homestar Financial Corp., its successors and assigns, dated 7/9/2019 and recorded in Deed Book 56725 Page 123 and modified at Deed Book 59998 Page 685 Gwinnett County, Georgia records; as last records, as last transferred to or acquired by PENNYMAC LOAN SER-VICES, LLC, conveying the after-described property to secure a Note in the original

principal amount of \$243,508.00, with interest at the rate specified therein there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on May 2, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

lowing described property lowing described property:
All that tract or parcel of
land lying and being in Land
Lot 224 of the 7th District of
Gwinnett County, Georgia,
and being Lot 6, Block A of
Sandy Creek Subdivision
(FKA Spring Lake Subdivision), as shown on plat
recorded in Plat Book 111,
Page 253, Gwinnett County,
Georgia records, which plat Georgia records, which plat is incorporated herein by

reference and made a part The debt secured by said Security Deed has been and is hereby declared due because of, among other pos-sible events of default, failure to pay the indebtedness

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 4233 Creekrun Circle, Buford, GA 30519 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): Edward J Williams Sr and Tamara Williams or tenant or tenants.
PennyMac Loan Services,

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, Metaltay Mileas CA 01364 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 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 property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority. (d) any matters thority, (d) any matters which might be disclosed by an accurate survey and in spection of the property, and (e) any assessments, liens, encumbrances, zoning ordi-

nances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code: and (2) final confir 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 foreclosure documents may not be provided until final confirmation and audit of the sta-tus of the loan as provided immediately above. PENNYMAC LOAN SER-VICES, LLC as agent and At-

torney in Fact for Edward J Williams Sr and Tamara Williams Sr and Tamara Williams Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637. 1120-23802A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1120-23802A 950-98333 04/05/2023, 04/12/2023, 04/26/2023.

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 Troy D Brown to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Brand Mortgage Group, LLC, Brand Mortgage Group, LLC, its successors and assigns dated 7/6/2016 and recorded in Deed Book 54501 Page 43 Gwinnett County, Georgia records; as last transferred to or acquired by Truist Bank, successor by merger to SunTrust Bank, conveying to secure a Note in the original nal principal amount of \$194,413.00, with interest at the rate specified therein, there will be sold by the un-dersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on May 2, 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 before the Courthouse door

All that tract or parcel of land lying and being In Land Lot 212 of the 5th District, Gwinnett County, Georgia, being Lot 36, Block A, Stephens Pointe Subdivistephens rounter adductions sion, Phase II, according to Plat of survey recorded in Plat Book 53, Page 195 and revised at Plat Book 61, Page 201, Gwinnett County, Georgia, records, which Plat and the record there for and the record thereof are incorporated herein by reference thereto. Subject Property Address: 1110 Robert Pointe Way, Lawrenceville, Pointe Way, Lawrenceville, GA 30045 Parcel ID: R5I2

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

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 1110 Robert
Pointe Way, Lawrenceville,
GA 30045 together with all fixtures and personal prop-erty attached to and constituting a part of said proper-ty, if any. To the best knowl-edge and belief of the undersigned, the party (or parties) in possession of the subject

property is (are): Troy D Brown or tenant or tenants. 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 re-quired by law to negotiate, amend or modify the terms of the loan. of the loan.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are alien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the prop-

tute a lien against the prop-erty whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and in**FORECLOSURE** 

(e) any assessments, liens, encumbrances, zoning ordinances. restrictions nances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibitation of the sale is not prohibitation. ed under the U.S. Bankrupt-cy Code; and (2) final confir-mation and audit of the sta-tus of the loan with the hold-

tus or the loan with the hold-er of the Security Deed, Pur-suant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding 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 status of the loan as provided immediately above.

Immediately above.
Truist Bank, successor by
merger to SunTrust Bank as
agent and Attorney in Fact
for Troy D Brown
Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont
Road, N.E., Suite 500, Atlatta Cacyria 3035 (404) lanta, Georgia 30305, (404) 994-7637.

994-7637.
1207-1565A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLL
LECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 1207-1565A
950-98329 04/05/2023,
04/12/2023 04/19/2023 04/12/2023. 04/19/2023. 04/26/2023.

NOTICE OF SALE LINDER POWER, GWINNETT COUN-

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 Pursuant to the Power of Sale contained in a Security Deed given by George Richard Wheeler and Linda C Wheeler to Mortgage Elec-tronic Registration Systems, tronic Registration Systems, Inc., as grantee, as nominee for Fairway Independent Mortgage Corporation, its successors and assigns dated 4/29/2019 and recorded in Deed Book 56563 Page 00335 Gwinnett County, Georgia records; as last transferred to or acquired by NewRez LLC d/b/a Shellpoint Mortgage Servicing, conveying the after-described property to secure a Note in the original principal amount of 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 original principal amount of \$181,500.00, with interest at the rate specified therein, there will be sold by the un-dersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia 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 May 2, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: lowing described property: All that tract or parcel of

An that tract of parcer of land lying and being in GMD 1749, Gwinnett County, Georgia and being Lot 39, Block A Hamilton Springs Subdivision, Unit One, as per plat recorded in Plat Book 74, page 49, and re-vised in Plat Book 87, page 223, Gwinnett County, Georgia records, which recorded plat is incorporated 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, 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 sale will be indee for indee for ing 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). having been given).
Said property is commonly

known as 1380 Platinum Dr, Hoschton, GA 30548 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): George Richard Wheeler and Linda C Wheeler or tenant or tenants. Shellpoint Mortgage Servic-

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

Shellpoint Mortgage Servic-

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

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 of the loan.

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 that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and particular than the sale subject to the design of the design o mation and audit of the sta-tus of the loan with the holdtus of the load with the hold-er of the Security Deed. Pur-suant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding 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 nutil final co mation and audit of the status of the loan as provided immediately above.

NewRez LLC d/b/a Shellpoint Mortgage Servicing as agent and Attorney in Fact for George Richard Wheeler

and Linda C Wheele Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404)

THIS LAW FIRM MAY BE THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1263-2917A 950-98404 04/05/2023, 04/12/2023, 04/26/2023 950-98404 04/12/2023, 04/26/2023.

Pursuant to the Power of

Sale contained in a Security Deed given by Nar B Rai and Dhan K Rai to Mortgage Electronic Registration Sys-

tems, Inc., as grantee, as nominee for Shelter Lending

OF.
Said property being known as: 545 GRAN HERITAGE WAY DACULA, GA 30019
To the best of the undersigneds knowledge, the party or parties in possession of said property is/are ACHEDO BILLS LYAMIL or NOTICE OF SALE UNDER POWER, GWINNETT COUNof said property is/are AGHEDO PIUS IYAMU or

AGHEDO PIUS IYAMU or tenant(s).

The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for

IS INCORPORATED HERE-

**FORECLOSURE** 

**FORECLOSURE** 

sors and assigns dated 5/18/2015 and recorded in Deed Book 53569 Page 767 Gwinnett County, Georgia

ecords; as last transferred

to or acquired by NewRez LLC d/b/a She**ll**point Mort-

(or such other area as designated by Order of the Supe-

rior Court of said county)

day of said month), the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 33 AND
34 OF THE 6TH DISTRICT,
GWINNETT COUNTY, GEORGIA, BEING LOT 49, BLOCK
A OF PRESERVE AT PARKWOOD SUBDIVISION, AS
PER PLAT THEREOF
RECORDED IN PLAT BOOK
98, PAGE 52, GWINNETT

PAGE 52, GWINNETT

RECORDS, WHICH RECORDED PLAT IS INCOR-PORATED HEREIN BY REF-ERENCE AND MADE A PART

R6034 522
The debt secured by said
Security Deed has been and

Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

Said property is commonly known as 3001 Rusticwood

Ct, Snellville, GA 30078 to-gether with all fixtures and personal property attached to and constituting a part of

said property, if any. To the best knowledge and belief of

the undersigned, the party (or parties) in possession of the subject property is (are): Nar B Rai and Dhan K Rai or

Shellpoint Mortgage Servic-

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

of the mortgage. Shellpoint Mortgage Servic-

ing PO Box 10826 Greenville, SC 29603-0826 1-800-365-7107 Note, however, that such entity or individual is not re-

quired by law to negotiate, amend or modify the terms

of the loan

of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable and which may not be of record. (c) the right of

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

an accurate survey and in-spection of the property, and

(e) any assessments, liens, encumbrances, zoning ordinances, restrictions,

nances, restrictions, covenants, and matters of

record superior to the Secu-

rity Deed first set out above. The sale will be conducted

subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code; and (2) final confir-

mation and audit of the sta-

tus of the loan with the hold

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

certain procedures regarding

the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-

closure documents may not

be provided until final confir-

mation and audit of the sta-

tus of the loan as provided

immediately above.

NewRez LLC d/b/a Shell-

Rai Aldridge Pite, LLP, 15 Piedmont Center, 3575 Pied-mont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

THIS LAW FIRM MAY BE

1263-2962A

950-98459 04/12/2023, 04/26/2023

POWER

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER

Pursuant to the power of

Pursuant to the power of sale contained in the Security Deed executed by AGHE-DO PIUS IYAMU to MORT-GAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMPRO MORTGAGE CORPORATION in the original principal amount of \$236,450.00 dated April 12, 2005 and recorded in Deed Book 42408, Page 165, Gwinnett County records, said Secu-

County records, said Security Deed being last transferred to MTGLQ INVESTORS, LP in Deed Book 57278, Page 178, Gwinnett

County records, the under-County records, the under-signed will sell at public out-cry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully

tenant or tenants.

ID NUMBER.

OF THIS DESCRIPTION

COUNTY.

RECORDS,

Services, LLC,

Deed. The debt remaining in default, this sale will be made for thepurpose of paying the same and all expens-es of sale, including attor-neys fees (notice of intent to collect attorneys fees hav-

gage Servicing, conveying the after-described property ing been given). Said property will be sold said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any to secure a Note in the origi-nal principal amount of \$190,400.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash taxing authority; (3) any and inspection of the prop-erty; and (4) any assessments. liens, encumbrances rior Court of said country, within the legal hours of sale on May 2, 2023 (being the first Tuesday of said month unless said date falls on Federal Holiday, in which case being the first Wednesday of said month), the following described practice. zoning ordinances, restric-tions, covenants, and mat-ters of record superior to the Security Deed first set out

above. Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed.
The name, address, and telephone number of the in-

dividual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows: Rushmore Loan Manage-

ment Services, LLC 15480 Laguna Canyon Rd., Suite 100
Irvine, CA 92618
1-888-504-7300
Note that pursuant to
O.C.G.A. § 44-14-162.2, the
above individual or entity is

not required by law to negotiate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A

DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. MTGLQ INVESTORS, LP, as Attorney-in-Fact for AGHEDO PIUS IYAMU Robertson, Anschutz, Schneid, Crane & Dry Part-

ners, PLLC 10700 Abbotts Bridge Road Duluth, GA 30097 Phone: 470.321.7112

Firm File No. 20-006907 – DaG 950-98430 04/05/2023, 04/05/2023, 04/19/2023, 04/12/2023 04/26/2023

NOTICE OF SALE UNDER POWER GEORGIA. **GWINNETT** 

COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Alice C Yarbrough to Mortgage Electronic Registration Systerms, Inc., as grantee, as nominee for Loandepot.com, LLC its successors and assigns, dated January 6, 2018, recorded in Deed Book 55662, Page 421, Georgia Gwinnett County, Georgia Records and as modified by that certain Loan Modifica tion Agreement recorded in

Deed Book 59502, 780. Gwinnett County, Georroot, Gwilliett County, Georgia Records, as last transferred to MIDFIRST BANK by assignment recorded in Deed Book 58677, Page 478, Gwinnett County, Georgia Gwinnett County, Georgia Records, conveying the afrecords, conveying the and ter-described property to se-cure a Note in the original principal amount of ONE HUNDRED THIRTY-NINE THOUSAND THREE HUN-DRED NINETY-SEVEN AND

0/100 DOLLARS (\$139,397.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnet County, Georgia, or at such place as may be lawfully designated as an alternative within the legal hours of sale on the first Tuesday in May 2023, the following dethe following de scribed property: HERETO AND MADE A PART HEREOF

The debt secured by said 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

sale WII De made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney&#39:s fees (notice pursuant to O.C.G.A. § 13-1-11 having been given). Said property will be sold point Mortgage Servicing as agent and Attorney in Fact for Nar B Rai and Dhan K Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FURMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1263-2962A

right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encumbrances, zoning ordinances. restrictions, covenants, and cluding, but not limited to, those superior to the Securi-ty Deed first set out above. Said property will be sold on an &quot:as-is&quot: basis without any representation, warranty or recourse against the above-named or the undersigned.
MIDFIRST BANK is the

holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.
The entity that has full au-

The entity trait has trul are the hority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Midland Mortgage, a division of MidFirst Bank, 999 N.W. Grand Boulevard Suite 100, Oklahoma City, OK 73118-6116, 800-654-4566. Note, however, that such entity is not required by law to negotiate, amend or modi-fy the terms of the loan.

To the best knowledge and belief of the undersigned the party in possession of the property is Alice C Yarbrough or a tenant or tenants and said property is more commonly known as

designated, within the legal hours of sale, on May 02, 2023, the property in said Security Deed and de-scribed as follows: ALL THAT TRACT OR PAR-ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 304, 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 56, BLOCK "B&quoti, APALACHEE HERITAGE SUBDIVISION, UNIT THREE, AS PER PLAT RECORDED AT PLAT BOOK 92, PAGE 40, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HERE-581 Exam Court Georgia a conflict Lawrenceville 30044. Should a conflict arise between the property address and the legal de-scription the legal description will control

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 con-firmation and audit of the AND MADE A PART HERE-OF. status of the loan with the security deed. MIDFIRST BANK

as Attorney in Fact for Alice C Yarbrough McCalla Raymer Leibert ....οαιια Kaymer Leib Pierce, LLC 1544 Old Alabama Road 17:25

Page 2 Roswell, GA 30076

www.foreclosurehotline.net EXHIBIT A ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 77 OF THE 5TH DISTRICT OF GWINNETT COUNTY. GEOR-