## FORECLOSURE

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Fay Servicing, LLC, 425 S. Financial Place, Suite 2000, Chicago, IL 60605, 800-495-

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 Walter R Pineda Gonzalez or a tenant or tenants and said property is more commonly as 616 Burnt Creek Way, Lilburn, Georgia 30047.
Should a conflict arise between the property address and the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code and (2) to final con-firmation and audit of the firmation and audit of status of the loan with the holder of the security deed

Trustee as Attorney in Fact for Walter R Pineda Gonza-McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net 13:08

Flizon Master Participation

Trust I, U.S. Bank Trust National Association, as Owner

Page 2 EXHIBIT A all that tract or parcel of land lying and being in Land Lot 157 of the 6th District, Lot 15/ of the 6th District, Gwinnett County, Georgia, being Lot 14, Block B of Burnt Creek Subdivision, Unit Two, as per plat record-ed in Plat Book 15, Page 176, Gwinnett County, Georgia Records, which plat is incorporated herein and made a part hereof by refer-

nce. MR/mac 5/2/23 Our file no. 51929409 -950-98818 04/05/2023 04/12/2023, 04/26/2023.

NOTICE OF SALE UNDER GWINNETT

Under and by virtue of the Power of Sale contained in a Security Deed given by Jakia T. Poythress and Katie B. Poythress to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nominee for State Bank and Trust Company, its successors and assigns, dated October 7, 2014, recorded in Deed Book 53175, Page 684, Gwinnett County, Georgia Records, as last transferred to U.S. BANK NATIONAL

to U.S. BANK NATIONAL
ASSOCIATION by assignment recorded in Deed Book
55062, Page 750, Gwinnett
County, Georgia Records,
conveying the after-deconveying time alter-described property to secure a Note in the original principal amount of TWO HUNDRED THIRTY-FOUR THOUSAND ONE HUNDRED SIXTY-NINE AND 0/100 DOLLARS

(\$234,169.00), 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 Gwnnett 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 de-scribed property: house door of Gwinnett

scribed property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A
PART HEREOF

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

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 subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation warranty or recourse against the above-named or the undersigned.
U.S. BANK NATIONAL ASSOCIATION

is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the and motify all terms of the mortgage with the debtor is: U.S. Bank Nation-al Association, 4801 Frederi-ca Street, Owensboro, KY 42301-0005, 855-698-7627.

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 Jakia T.
Poythress and Katie B.
Poythress or a tenant or tenants and said property is more commonly known as

3472 Rosegate Way, Snel-ville Georgia 30039. Iville, Georgia 30039 Should a conflict arise be tween the property address and the legal description the legal description will

The sale will be conducted The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of testatus of the loan with the holder of the security deed.
U.S. BANK NATIONAL AS-SOCIATION.

as Attorney in Fact for Jakia T. Povthress Poythress and Katie B. Poythress
McCalla Raymer Leibert McCalla Raymer Leibi Pierce, LLC 1544 Old Alabama Road 17:20

Page 2 Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A All that tract or parcel of land lying and being in Land Lot 320 AND 321 of the 4th

District, of Gwinnett
County, Georgia, and being
Lot 25, Block A, Woodgate
Landing Subdivision as per plat recorded at Plat Book 126, Pages 35-37, Gwinnett County, Geor-

### FORECLOSURE

gia Records, which plat is incorporated herein and made a part hereof by ref-MR/chr 5/2/23

Our file no. 5583319 – FT8 950-98410 04/05/2023 04/05/2023, 04/19/2023, 04/12/2023, 04/26/2023

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

By virtue of a Power of Sale
contained in that certain Security Deed from Maritza M.
Alvarez and Jose L. Geronimo Ponce to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS, INC., AS
NOMINEE FOR ALTERRA
GROUP LLC D/B/A ALTERRA
HOME LOANS, dated October 30, 2018 and recorded
on November 1, 2018 in
Deed Book 56230. Page 57. Deed Book 56230, Page 57, in the Office of the Clerk of Superior Court of Gwinnett Superior Court of Gwinnett County, Georgia, said Secu-rity Deed having been given to secure a Note of even date, in the original principal amount of Two Hundred Ninety-Four Thousand Four Hundred Fifty-Two dollars (\$294,452.00) with interest thereon as provided therein, as last transferred to PINGO-RA LOAN SERVICING LLC, recorded in Deed Book 59752, Page 233, aforesaid records, will be sold at pub-lic outcry to the highest bid-der for cash before the courthouse door of Gwinnett

County, Georgia, or at such place as has or may be lawplace as has or may be law-fully designated as an alter-native location, within the le-gal hours of sale on the first Tuesday in May, 2023, all property described in said Security Deed including but not limited to the following described property: All that tract or parcel of land lying and being in Land Lot 2 of the 7th District, Gwinnett the 7th District, Gwinnett County, Georgia, County, Georgia, being known and designated as Lot 4, Kemp Estates, as per plat recorded in Plat Book 140, Page 200, Gwinnett County, Georgia records 4/5,12,19,26,2023

140, Page 200, Gwinnett County, Georgia records which plat by reference is incorporated into and made a part of this description 2425 Kemp Dr., Lawrenceville, GA 30044 Parcel Number: R7002 392 Said property may more commonly be known as 2425 Kemp Drive, Lawrenceville, GA 30044. 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, non-payment of the monthly installments on said loan. The debt remaining in default debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys fees (no-tice of intent to collect attorneys fees having been given). The individual or entity that has full authority to tity that has full authority to negotiate, amend and modify all terms of the loan is Pingora Loan Servicing, LLC, 5151 Corporate Drive Troy, MI 48098. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also dersigned. The sale will also be subject to the following be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special asand payable; d) special as-sessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants easements rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned. the owners and party in possession of the property are Maritza M. Alvarez and Jose L. Geronimo Ponce and or tenant(s). The sale will be conducted subject to 1) confirmation that the tenant is a subject to 1 confirmation that the tenant is a subject to 1 confirmation that the tenant is a subject to 1 confirmation that the tenant is a subject to 1 confirmation that the tenant is a subject to 1 confirmation that the tenant is a subject to 1 confirmation that the tenant is a subject to 1 confirmation that the tenant is a subject to 1 confirmation that the tenant is a subject to 1 confirmation that the tenant is a subject to 1 confirmation that the tenant is a subject to 1 confirmation that the tenant is a subject to 1 confirmation that the tenant is a subject to 1 confirmation that the tenant is a subject to 1 confirmation that the tenant is a subject to 1 confirmation that the tenant is a subject to 1 confirmation that the tenant is a subject to 1 confirmation that the tenant is a subject to 1 confirmation that the tenant is a subject to 1 confirmation that the tenant is a subject to 1 confirmation that the tenant is a subject to 1 confirmation that the tenant is a subject to 1 confirmation that the tenant is a subject to 1 confirmation that the tenant is a subject to 1 confirmation that the tenant is a subject to 1 confirmation that the tenant is a subject to 1 confirmation that the tenant is a subject to 1 confirmation that the tenant is a subject to 1 confirmation that the tenant is a subject to 1 confirmation that the tenant is a subject to 1 confirmation that the tenant is a subject to 1 confirmation that the tenant is a subject to 1 confirmation that the tenant is a subject to 1 confirmation that the tenant is a subject to 1 confirmation that the tenant is a subject to 1 confirmation that the tenant is a subject to 1 confirmation that the tenant is a subject to 1 confirmation that the tenant is a subject to 1 confirmation that the tenant is a subject to 1 confirmation that the tenant is a subject to 1 confirmation that the tenant is a firmation 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 status of the loan with the holder of the Security Deed. Pingora Loan Servicing, LLC as Attorney-in-Fact for Maritza M. Alvarez and Jose L Geronimo Ponce Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 202 Tellabargas El 232112:

2023

203 Tallahassee FL 32312

(850) 422-2520 Ad Run Dates: 04/05/23; 04/12/23; 04/19/23; 04/26/23 950-99137 4/5,12,19,26,

TS # 2022-04330 Notice Of Sale Under Power Georgia, Gwinnett County Under and by virtue of the Power of Sale contained in that certain Security Deed given by Gardy Arthur and Domanie Saint-Cyr, hus-band and wife to Mortgage band and wife to Mortgage Electronic Registration Systems, Inc., as Grantor as nominee for Fairway Independent Mortgage Corporation D/8/A Northpoint Mortgage, a corporation, its successors and assigns, Inc. dated 6/29/2018, and recorded on 7/3/2018, in Deed Book 55985, Page 0643, Gwinnett County, Georgia records, as last assigned to Freedom Mortgage Corporation by assigngage Corporation by assignment recorded on 8/8/2022 in Deed Book 60131, Page 00185, conveying the after-described property to secure a Note in the original princi-pal amount of \$132,554.00, with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia, of Gwinnett County, Georgia, within the legal hours of sale on 5/2/2023, the following described property: All That Tract Or Parcel Of Land Lying And Being In Land Lot 346 Of The 4th District, Gwinnett County, Georgia, Being Lot 48 And Part Of Lot 47, Block 24, Norris Lake Shores Subdivision, Section Five, As Per Plat Recorded In Plat Book 38, Page 14B, Gwinnett County, Georgia Records, Which Recorded Gwinnett County, Georgia Records, Which Recorded Plat Is Incorporated Herein By Reference And Made A Part Of This Description. Said property is commonly known as 4348 Bradley Dr Snellville. GA 30039 The in

debtedness secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-

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

purpose of paying the same and all expenses of the sale, as provided in the Security Deed and by law, including attorneys fees (notice of in-

tent to collect attorneys' fees having been given). The enti-ty having full authority to ne-

### FORECLOSURE

gotiate, amend or modify all terms of the loan (although not required by law to do so) is: Freedom Mortgage Cor-poration, Attention: Loss is: Freedom Mortgage Corporation, Attention: Loss
Mitigation Department,
10500 Kincaid Drive Fishers,
IN 46037, Telephone No.
855-690-5900. Nothing in
0.C.G.A. Section 44-14162.2 shall be construed to
require the secured creditor
to negotiate, amend, or
modify the terms of the security instrument. Said property will be sold subject to erty will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any other matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party(ies) in possession of the property is (are) Gardy Arthur or tenant(s) or other occupants. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) final confirmation and audit of the status of the loan with the matters of record superior to status of the loan with the holder of the Security Deed, and (3) any right of redemp-tion or other lien not extinguished by foreclosure. The sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned sequently instrument. ed in the aforementioned se-curity instrument, specifical-ly being Freedom Mortgage Corporation as Attorney in Fact for Gardy Arthur. Nestor Services, LLC, 2850 Redhill Ave, Suite 240, Santa Ana, CA 92705, (888) 403-4115, TS # 2022-04330 For sale information. https://www.nestortrustee.com/sales-information call (888) 902-3989. 950-99692

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

By virtue of a Power of Sale contained in that certain Se-curity Deed from Donika Co-lene Baker to Mortgage Electronic Registration Sys-Electronic Registration Systems, Inc. as nominee for NFM, Inc. dba NFM Lending, dated July 16, 2021 and recorded on August 12, 2021 in Deed Book 59060. Page 00657, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, said Security Deed having been given to secure a Note of even date, in the original

of even date, in the original principal amount of Three Hundred Nineteen Thousand One Hundred Thirteen and 00/100 dollars (\$319,113.00) with interest thereon as provided therein, as last transferred to **Penny**-Mac Loan Services, LLC, recorded in Deed Book 60106, Page 00787, aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as has or may be lawplace as has of may be dawn fully designated as an alter-native location, within the le-gal hours of sale on the first Tuesday in May, 2023, all property described in said Security Deed including but not limited to the following described property. All that not limited to the following described property: All that tract or parcel of land lying and being in Land Lot 16 of the 6th District of Gwinnett County, Georgia, being Lot 14, Block A, Pine Ridge of Madison Farms (fka Piney Ridge) as per plat thereof Ridge), as per plat thereof recorded in Plat Book 100, Pages 253 and 254, Gwin-nett County Records, which plat is incorporated herein by reference. Also Know By Street and Number: 3768 White Pine Road, Snel-Iville, GA 30039 Said property may more commonly be known as 3768 RNOWN as 3768 White Pine Road, Snellville, GA 30039. The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, nonpayment of the monthly in-stallments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys fees (notice of intent to collect attorneys fees having been given). Case #: 23-001909-1
The individual or entity that has full authority to negotiate amend and modify all terms of the loan is Penny-Mac Loan Services, LLC, 3043 Townsgate Rd., West-lake Village, CA 91361. Said lake VIIIage, CA 91361. Said on an property will be sold on an as-is basis without any rep-resentation, warranty or re-course against the above-named or the undersigned. The sale will also be subject to the full vision to remark the said. to the following items which may affect the title: a) zoning ordinances; b) matters ordinances; b) matters
which would be disclosed by an accurate survey or by an inspection of the property; c)

any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of any taxing also. redemption of any taxing authority; f) all outstanding thority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possessions of the prosections of the prosections. session of the property are Donika Colene Baker, ONeil Burton and or tenant(s). The sale will be conducted sub-ject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code and 2) final confirma-tion and audit of the status of the loan with the holder of the Security Deed. Penny-Mac Loan Services, LLC as Attornacia-Fact for Dogika

2023

gett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 Ad Run Dates: 04/05/23; 04/12/23; 04/19/23; 04/26/23 96756 4/5,12/19,26, Notice of Sale

Attorney-in-Fact for Donika

Colene Baker Contact: Pad-

950 2023

**Under Power** 

Georgia, GWINNETT County Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by GINETTE BEAUVAIS and JEAN BEAUVAIS to Mortgage Electronic Registration Systems, Inc., as nominee for COUNTRYWIDE HOME LOANS, INC., dated June 1, 2005, and recorded in Deed Book 43067, Page 2, GWINNETT County, Georgia records, and last assigned to The Bank of New York Mellon. F/K/A The Bank of New Deed to Secure Debt given Ion, F/K/A The Bank of New York as trustee for regis-tered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2005-7 in Book 58626, Page 00205,

# FORECLOSURE

FORECLOSURE

brances, zoning ordinances, restrictions, covenants, and matters of record superior to conveying the after-de-scribed property to secure a Note of even date in the origthe Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebt-edness and all expenses of inal principal amount of \$228,152.00, with interest at the rate specified therein, there will be sold by the un-dersigned at public outcry to the highest bidder for cash said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the before the Courthouse door of GWINNETT County, Georgia, within the legal hours of sale on the first Tuesday in May, 2023, to wit: May 2, 2023, the following described property: ALL THAT TRACT OR PARCEL OF is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Tracey E. Brown and Tracey. LAND LYING AND BEING IN LAND LYING AND BEING IN LAND LOT 182 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 154, BLOCK A, UNIT TWO OF RIDGEVIEW SUB-TWO OF RIDGEVIEW SUB-DIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 104, PAGES 167 AND 168, AS REVISED IN PLAT BOOK 272, PAGES 272 AND 273, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCOR-PORATED HEREIN BY REF-ERENCE AND MADE A PART OF THIS DESCRIPTION. THE debt secured by said Deed E. Brown, successor in inter E. Brown, successor in interest or tenant(s). Deutsche Bank National Trust Compa-ny, as Trustee for MERRILL LYNCH MORTGAGE IN-VESTORS TRUST, MORT-GAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-API 36 Attornacion CERTIFICATES, SERIES 2005-AR1 as Attorney-in-Fact for Tracey E. Brown File no. 18-068337 LOGS LEGAL GROUP LLP\* Attorneys and GHOUP LLP\* Attorneys and Counselors at Law 211
Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA 30346 (770) 220-2535/GR https://www.logs.com/ \*THE LAW FIRM IS ACTING AS DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BELL TO THAT debt secured by said Deed to Secure Debt 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 Deed to Secure Debt. The debt remaining in de-fault, this sale will be made WILL BE USED FOR THAT PURPOSE. 950 4/5,12,19,26,2023 for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorneys fees costical think the pollect of the provided in th

(notice of intent to collect attorneys fees having been given). Said property is commonly known as **604 SI-MONTON OAK LN LAWRENCEVILLE, GA 30045**, together with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and beginned the light of the undersigned the (notice of intent to collect at-Notice of Sale Under Pow-er. State of Georgia, County of GWINNETT. er. State of Georgia, Counny of GWINNETT.

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by LEVI W. BUTLER to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) AS NOMINEE FOR GREEN TREE SERVICING LLC , dated 05/03/2013, and Recorded on 05/22/2013 as Book No. 10341 and Page No. 060, GWINNETT County, Georgia records, as last assigned to U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OR AND WITH RESPECT TO AJAX MORTGAGE LOAN lief of the undersigned, the party (or parties) in possession of the subject property is (are): GINETTE BEAU-VAIS, JEAN BEAU-VAIS or tenant or tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey lief of the undersigned, the AND WITH RESPECT TO
AJAX MORTGAGE LOAN
TRUST 2021 F, MORTGAGE
BACKED SECURITIES, SERIES 2021 F (the Secured
Creditor), by assignment,
conveying the after described property to secure a
Note of even date in the original projectal argument of

closed by an accurate survey and inspection of the prop-erty, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liege possible against against liens. encumbrances, zoning ordinances, easements, restrictions, covenants, etc.
The sale will be conducted inal principal amount of \$82,400.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the GWINNETT County Courthouse within the legal hours of sale on the first Tuesday in May, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 104 OF THE 13TH DISTRICT, CLAYTON COUNTY, GEORGIA, BEING LOT 10, BLOCK G, FINAL PLAT UNIT ONE EXTENSION HEATHERWOOD, AS PER PLAT RECORDED IN PLAT BOOK 8, PAGE 14, CLAYTON COUNTY, RECORDS, WHICH IS HERBEY REFERRED TO AND MADE A PART OF THIS DESCRIPTION. THE GET SECRIP TO AND MADE A PART OF THIS DESCRIPTION. THE debt secure by said Deed to Secure Debt 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 Deed to Secure Debt. Because the debt remains in default, this sale will be made, for the inal principal amount of \$82,400.00, with interest at subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) O.C.G.A. Section 9-13- 172.1; and (3) final confirmation and audit of the status of the loan with the 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 proce-dures regarding the rescis-sion of judicial and non-judi-cial sales in the State of cial 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 ctatus of the and audit of the status of the loan as provided in the preloan as provided in the pre-ceding paragraph. Pursuant to 0.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms 

ing notwithstanding, nothing in OC.G.A. Section 44-14-162.2 shall be construed to debt remains in default, this sale will be made for the require the secured creditor purpose of paying the same and all expenses of this sale, as provided in the Deed to to negotiate, amend or modify the terms of the Deed to Secure Debt described herein. This sale is conducted on behalf of the secured credi-tor under the power of sale Secure Debt and by law, including attorneys fees (notice of intent to collect attortor under the power of sale granted in the aforementioned security instrument, specifically being The Bank of New York Mellon, F/K/A The Bank of New York as trustee for registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2005-7 as attorney in fact for GINETTE BEAUVAIS and JEAN BEAUVAIS Parkway Law Group, LLC 1755 North Brown Road Suite 150 Lawrenceville, GA 30043 404.719.5155 APRIL 5, 12, 92, 2023 22-0259 THIS tice of intent to collect attorneys fees having been
given). U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021.

GAGE LOAN TRUST 2021 F. MORTGAGE BACKED SECU-F. MORTGAGE BACKED SECULATION SERILES 2021 F. Holds the duly endorsed Note and is the current assignee of the Security Deed to the property. GREGORY FUNDING LLC, acting on behalf of and, as necessary, in consultation with U.S. BANK MATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALL OF AND WITH RESPECT TO AJAX MORT-404.719.5155 APRIL 5, 12, 19, 26, 2023 22-0259 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION RESPECT TO AJAX MORT-GAGE LOAN TRUST 2021 F, MORTGAGE BACKED SECU-RITIES, SERIES 2021 F (the OBTAINED WILL BE USED FOR THAT PURPOSE.
950 99578 4/5,12,19,26, current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

O.C.G.A. § 44 14 162.2 GREGORY FUNDING LLC Because of a default under the terms of the Security the terms of the Security Deed executed by Tracey E. Brown to Argent Mortgage Company, LLC dated April 25, 2005, and recorded in Deed Book 42709, Page 35, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Deutsche Bank National Trust Company, as Trustee for MERRILL LYNCH MORT. may be contacted at: GRE-GORY FUNDING LLC, P.O. BOX 230579, TIGARD, OR 97281, 866 712 5698. Please ote 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 loan to the best knowledge and belief of the company of the loan to t the undersigned, the party/parties in possession of the subject property known as 5954 BAYWOOD, RIVERDALE, GEORGIA 30296 is/are: LEVI W. BUT-LEP or Lepart/feparts. Said GAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SE-RIES 2005-AR1, securing a Note in the original principal amount of \$318,000.00, the LER or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxholder thereof pursuant to said Deed and Note thereby es which are a lien, but not secured has declared the enyet due and payable), (b) any matters which might be tire amount of said indebteddisclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set ness due and pavable and pursuant to the power of sale contained in said Deed, will on the first Tuesday, May 2, 2023, during the le-May 2, 2023, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTI 120, 0E THE out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc.
The sale will be conducted subject to (1) confirmation that the sale is not prohibit-IN LAND LYING AND BEING IN LAND LOT 120 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 3, BLOCK A OF COPPER RIDGE FKA HILLSIDE DRIVE TRACT SUBDIVISION, SAID BLAT REIVE DECORPED AT ed under the U.S. Bankrupt-cy Code; and (2) final con-firmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the receiving of judicial and TRACT SUBDIVISION, SAID PLAT BEING RECORDED AT PLAT BOOK 107, PAGE 67-68, GWINNETT COUNTY, GEORGIA RECORDS, WHICH SAID PLAT IS INCORPORATED AND MADE A PART HEREOF BY REFERENCE. Said property is known as 1515 Juneau Way, Grayson, GA 30017, together with all fixtures and personal property attached to and the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under of Georgia, the Deed Union
Power and other foreclosure
documents may not be provided until final confirmation
and audit of the status of the
loan as provided in the preceding paragraph, U.S.

property attached to and constituting a part of said property, if any. Said property will be sold subject to any

outstanding ad valorem tax-es (including taxes which are a lien, whether or not

now due and payable), the 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, encum-

ceding paragraph. U.S. BANK NATIONAL ASSOCIA-

TION, AS INDENTURE
TRUSTEE ON BEHALF OF
AND WITH RESPECT TO
AJAX MORTGAGE LOAN
TRUST 2021 F, MORTGAGE

IRUSI 2021 F, MORIGAGE
BACKED SECURITIES, SERIES 2021 F as Attorney in
Fact for LEVI W. BUTLER.
THIS LAW FIRM IS ACTING
AS A DEBT COLLECTOR ATTEMPTING TO COLLECT
DEBT. ANY INFORMATION
OBTAINED WILL BE USED

FORECLOSURE

FOR THAT PURPOSE. 00000009766460 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addi-son, Texas 75001 Tele-phone: (972) 341 5398. 950-9977 4/5,12,19,26,2023

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE

UNDER POWER UNDER POWER
Because of a default under
the terms of the Security
Deed executed by Darlene
M. Carter and Ellery E.
Carter and Gregory Maddox
to Home123 Corporation
dated March 24, 2006, and
recorded in Deed Book
46389, Page 336, Gwinnett
County Records, said Security Deed having been last rity Deed having been last sold, assigned, transferred and conveyed to Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust Series 2006-NC2 Asset-Backed Pass-Through Asser-backed Pass-Inrough
Certificates, securing a Note
in the original principal
amount of \$153,000.00, the
holder thereof pursuant to
said Deed and Note thereby secured has declared the en tire amount of said indebted-ness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, May 2, 2023, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for to the highest bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 1587TH DISTRICT, GM, STATE OF GEORGIA, COUNTY OF GWINNETT, ENCOMPASSING 2.18 ACRES, AND BEING MORE PARTIC-ULARLY DESCRIBED AND DELINEATED ACCORDING TO A PLAT AND SURVEY PREPARED BY W.T. DUNAHOO AND ASSOCIATES PREPARED BY W.I. DUNA-HOO AND ASSOCIATES, INC., CERTIFIED BY W.T. DUNAHOO, GEORGIA REG-ISTERED SURVEYOR NO. 1577, DATED MAY 21, 1991, ENTITLED "CLOSING PLAT FOR JOE IVEY AND PAMEIA IVEY AUTO-PLAT FOR JOE IVEY AND PAMELA IVEY" SAID PLAT BEING OF RECORD IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF GWINNETT COUNTY, GEOR-Dates 04/12/2023, 04/26/2023 rlselaw.com/property-listing 950 99188 4/5,12,19,26, 2023

GWINNETI COUNTY, GEOR-GIA, IN THE PLAT BOOK 53, PAGE 133-A; WHICH SAID PLAT AND THE RECORDING THEREOF ARE BY REFER-ENCE HERETO INCORPO-RATED HEREIN FOR A MORE COMPLETE AND DE-STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER MORE COMPLETE AND DETAILED DESCRIPTION. Said property is known as 650 Wiley Lane, Auburn, GA 30011, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (initial property of the said property). soid subject to any obstanto-ing ad valorem taxes (in-cluding taxes which are a lien, whether or not now due and payable), the right of re-demption of any taxing au-thority, any matters which might be disclosed by an ac-curate survey and inspection

curate survey and inspection of the property, any assess-ments, liens, encumbrances, zoning ordinances, restriccovenants, and matters of record superior to the security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebted-ness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Ellery E. Carter; Darlene M. Carter and Gregory Maddox, successor in interest or tenant(s). Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, to confirmation that the sale ton Mortgage Loan Trust, Series 2006 NC2 Asset-Backed Pass-Through Cer-tificates. as Attorney-in-Fact for Darlene M. Carter and Ellery E. Carter and Gregory Maddox Ellero 18,068201

Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 130 At-lanta, GA 30346 (770) 220-2535/\*\*\*CF\_REFERENCE\_I NITIALS\*\*\* https://www.logs.com/ \*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY IN-FORMATION OBTAINED OBTAINED WILL BE USED FOR THAT PURPOSE.

Maddox File no. 18-068201 LOGS LEGAL GROUP LLP

4/5,12,19,26,2023 NOTICE OF SALE UNDER POWER

GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Security Deed from WILLIAM B CLARK to WELLS FARGO BANK, N.A., dated August 21, 2013, recorded September 17, 2013, in Deed Book 52518, Page 730, Gwinnett County, Georgia Records, been given to secure a Note of even date in the original principal amount of One Hundred Two Thousand Five Hundred and 00/100 dollars (\$102.500.00) with interest curity Deed from WILLIAM R (\$102,500.00), with interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to rederal Home Loan Mort-gage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2020-1, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the

the legal hours of sale on the first Tuesday in May, 2023, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 93, OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 33, BLOCK R, THE BRANCHES, UNIT 1, AS PER PLAT RECORDED IN PLAT BOOK 39, PAGE 216, GWIN-BOOK 39, PAGE 216, GWIN-NETT COUNTY, GEORGIA RECORDS. Said legal de-scription being controlling, however the property is more commonly known as

1861 SHADY CREEK LANE, LAWRENCEVILLE, GA 30043. The indebtedness secured by said Security Deed has been and is hereby de-clared due because of de-fault under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the this sate will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security. der the terms of the Security Deed. Said property will be sold on an as-is basis with-out any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following

FORECLOSURE

items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; inspection of the property; all zoning ordinances; sessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is WILLIAM B CLARK, or tental to the property is WILLIAM B CLARK, and the sale will be constituted in the property is with the sale will be constituted in the property is with the sale will be constituted in the property is with the sale will be constituted in the property is with the sale will be constituted in the property is with t NA NELMS CLARK, or ten-ants(s). The sale will be con-ducted subject (1) to confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not reof the loan (attriough not required by law to do so) is:
Select Portfolio Servicing,
Inc., Loss Mitigation Dept.,
Salt Lake City, UT 84119,
Telephone Number: 888818-6032. Nothing in Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify negotiate, amend, or modify the terms of the mortgage instrument. FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2020-1 as Attorney in Fact for WILLIAM B CLARK THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. SPS-22-00479-3 Ad Run Dates 04/05/2023 04/19/2023 04/19/2023 04/19/2023.

Because of a default under the terms of the Security Deed executed by Erica Corday to Mortgage Electronic Registration Systems, Inc., as Nominee for Quicken Loans Inc. dated August 23, 2019, and recorded in Deed Book 56849, Page 819, as last modified in Deed Book 59193, Page 256, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Rocket Mortgage, LLC f/k/a Quicken Loans Inc. securing a Note as Nominee for Quicken Loans, LLC 1/k/a unicken
Loans Inc. securing a Note
in the original principal
amount of \$303,403.00, the
holder thereof pursuant to
said Deed and Note thereby secured has declared the en sective has declared the section of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, May 2, 2023, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: All that tract or parcel of land lying and being in Land Lots 203 and 204 of the 5th District, Gwinnett County, Georgia, being Lot 50, Block A, The Falls at Northcliff, Phase Three, as per plat recorded tire amount of said indebted-Three, as per plat recorded in Plat Book 84, page 137, Gwinnett County Records, which plat is hereby referred to and made a part of this

description. Said property is known as 1827 Shaker Falls Ln, Lawrenceville, GA 30045, together with all fix-tures and personal property attached to and constituting attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection curate survey and inspection of the property, any assess-ments, liens, encumbrances. ments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale provided by law. The sale will be conducted subject (1) will be conducted studect (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Erica Corday, successor in interest or tenant(s). Rocket Mortgage, LLC f/k/a Quicken Loans Inc. as Attorney-in-Fact for Erica Corday File no Loans, LLC fk/a Quicken Loans Inc. as Attorney-in-Fact for Erica Corday File no Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA 30346 (770) 220-2536/CL https://www.logs.com/ \*THE LAW FIRM IS ACTING AS DEBT COLLECTOR, ANY INFORMATION OBTAINED FORMATION OBTAINED

WILL BE USED FOR THAT PURPOSE. 950 97014 950 97014 3/29,4/5,12,19,26, 2023 Notice of Sale Under Power

State of Georgia, County of Gwinnett Under and by virtue of the Power of Sale contained in a Security Deed given by Lamont Dismukes to Chase Manhattan Mortgage Corpo-ration (the Secured Credi-tor), dated January 27, 2003, and Recorded on March 4, 2003 as Book No. 31483 and Page No. 154, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$165,546.00, with interest at the rate specified therein, as last assigned to Carrington Mortgage Services, LLC by assignment that is or to be assignment that is of the deviation of the county, Georgia Records, there will be sold by the undersigned at public outcry to the highest bidder for cash at the Gwinnett County Counthouse within the local Courthouse within the legal hours of sale on the first Tuesday in May, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 30 of the 6th District, of Gwinnett County, Georgia, and Being Lot 127, Block B FORECLOSURE

of Kittery Point, Unit I, as per plat recorded in Plat Book 83, Page 156 & 157 of Gwinnett County, Georgia der the Records, which plat is incorporated herein and made a part hereof by reference. Subject to easements, conditions and restrictions of record affecting the herein described property. Tax ID: R6030 192 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.

Because the debt remains in default, this sale will be default, this sale will be made for the purpose of paying the same and all ex-penses of this sale, as pro-vided in the Security Deed and by law, including attornev's fees (notice of intent to collect attorney's fees having been given). Carrington Mortgage Services, LLC holds the duly endorsed Note and is the current assignee of the Security Deed signee of the Security Deed to the property. Carrington Mortgage Services, LLC is the entity with the full au-thority to negotiate, amend, and modify all terms of the and modify all terms of the loan. Pursuant to O.C.G.A. §44-14-162.2. Carrington Mortgage Services, LLC may be contacted at: 1-800-790-9502 or by writing to 1600 South Douglass Road, Suite 110 and 200-A. Anaheim, CA 02806-5051 Plassa note Dates CA 92806-5951. 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 950 4/5,12,19,26,2023 of the loan. To the best knowledge and belief of the undersigned, the party/par-ties in possession of the subject property known as 3412 KITTERY DRIVE, SNEL-LVILLE, GA 30039 is/are: Lamont Dismukes or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any mat-ters which might be dis-closed by an accurate survey and inspection of the prop-

erty, and (c) all matters of record superior to the Security Deed first set out above including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) fiballist uptcy Couce, alld (2) In-all confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. §9-13-172.1, which allows for certain procedures re-garding the rescission of ju-dicial and noniudicial cales dicial and nonjudicial sales in the State of Georgia, the Deed Under Power and oth-er foreclosure documents may not be provided until final confirmation and audit of the status of the loan as prothe status of the loan as pro-vided in the preceding para-graph. Funds used at sale shall be in certified funds and payable to Bell Carring-ton Price & Gregg, LLC. Car-rington Mortgage Services, LLC as Attorney in Fact for Lamont Dismukes. Any in-formation obtained on this matter may be used by the matter may be used by the debt collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2 nd Floor, Columbia, SC 29201 (803)-509-5078. File: 23-40980

3/22,29,4/5,12,19,26, 2023

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from CALVER-TON DUFFUS to MORTGAGE ELECTRONIC REGISTRA-TION SYSTEMS, INC. AS NOMINEE FOR 1ST MARINER BANK, dated January 9, 2007, recorded Jan-uary 18, 2007, recorded Jan-uary 18, 2007, in Deed Book 47487, Page 0143, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One principal amount of One Hundred Ninety-Six Thousand and 00/100 dollars (\$196,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to
U.S. Bank N.A., as trustee,
on behalf of the holders of
the J.P. Morgan Alternative
Loan Trust 2007-A2 Mortgage Pass-Through Certifi-cates, there will be sold at public outcry to the highest bidder for cash at the Gwin-nett County Courthouse, within the legal hours of sale on the first Tuesday in May, within the legal hours of sacrobed on the first Tuesday in May, 2023, all property described in said Security Deed including but not limited to the following described property.

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 17 OF THE 7TH DISTRICT, GWINNETT COUNTY, BEING LOT 26, BLOCK A, PEACHTREE SHOALS SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 103, PAGE 199 IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF GWINNETT COUNTY, WHICH RECORDED PLAT IS INCORPORATED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS AND MADE A PART OF THIS DESCRIPTION. SAID PROPERTY ALSO KNOWN AS 2166 PEACH SHOALS CIRCLE, DACULA, GA 30019. Said legal description being controlling, however the property is more commonly known as 2166 PEACH SHOALS CIRCLE, DACULA, Ch. 20010. The included todays **GA 30019.** The indebtedness secured by said Security Deed has been and is hereby

declared due because of default under the terms of said Security Deed. The indebted ness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, in-cluding attorneys fees (no-tice to collect same having been given) and all other payments provided for un-der the terms of the Security Deed. Said property will be sold on an as-is basis with-out any representation, war-rathy or required against the ranty or recourse against the above-named or the under-signed. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property all zoning ordinances; as-sessments; liens; encum-brances; restrictions; covenants, and any other matters of record superior to matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in pos-session of the property is CALVERTON DUFFUS, SUZETTE M. BECKFORD-DUFFUS, or tenesty(s). The

DUFFUS, or tenants(s). The

FORECLOSURE

sale will be conducted sub-ject (1) to confirmation that the sale is not prohibited un-U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify terms of the loan all terms of the loan (al-though not required by law to do so) is: Select Portfolio Servicing, Inc., Loss Mitiga-tion Dept., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, Telephone Number: 888-818-6032. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to require a secured creditor to negotiate amend or modify negorate, amend, or moonly
the terms of the mortgage
instrument. U.S. BANK N.A.,
AS TRUSTEE, ON BEHALF
OF THE HOLDERS OF THE
J.P. MORGAN ALTERNATIVE LOAN TRUST 2007-A2
MORTGAGE
PASSMORTGAGE
PASSM THROUGH CERTIFICATES as Attorney in Fact for CALVER-TON DUFFUS THE BELOW LAW FIRM MAY BE HELD LAW FIRM MAY BE HELD
TO BE ACTING AS A DEBT
COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. Attorney Contact:
Rubin Lublin, LLC, 3145
Avalon Ridge Place, Suite
100, Peachtree Corners, GA
30071 Telephone Number:
(877) 813-0992 Case No.
SPS-17-00759-31 Ad Run
Dates 04/05/2023, 04/05/2023 04/12/2023. 04/19/2023 04/12/2023, -04/26/2023 rlselaw.com/property-listing 98738

NOTICE OF FORECLOSURE SALE UNDER POWER COUNTY. GWINNETT

GEORGIA
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Yais-suri Duque to Mortgage Electronic Registration Sys-tems, Inc. as nominee for RBC Mortgage Company RBC Mortgage Company dated November 10, 2004 and recorded on November 2004 in Deed 18, 2004 in Deed Book 40632, Page 124, Gwinnett County, Georgia Records, modified by Loan Modifica-tion recorded on August 30, 2017 in Deed Book 55363, Page 469, Gwinnett County, Georgia Records, and later assigned to U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for Legacy Mortgage Asset
Trust 2021-GS1 by Assignment of Security Deed
recorded on August 5, 2021
in Deed Book 59036, Page
629, Gwinnett County, George
is Popular County, George pia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Forty-Three Thousand Nine Hundred And 00/100 Dollars 00/100 (\$143,900.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courtfor cash before the court-house door of Gwinnett County, Georgia, within the legal hours of sale on May 2, 2023 the following described property: All that tract of parcel of land lying and be-ing in Land Lot 14 of the 5th Gwinnett

Georgia, being Lot 6, Block D of Winnsong Chase Subdi-vision, Unit Two, as per Plat Visioni, Unit Woy, as per Priat thereof recorded in Plat Book 61, Page 248, Gwinnett County records, said plat be-ing incorporated herein by reference thereto. Tax ID #: R5014 240 The debt secured by said Security Deed has been and is hereby de clared due because among other possible events of default, failure to pay the indebtedness as and wher due and in the manner pro vided in the Note and Securi-ty 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 Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). Your mortgage servicer, Rushmore Loan Management Services, Las servicer for U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for Legacy Montgage Asset Trust 2021-GS1, can be contacted at 888-504-7200 or penses of this sale, as pro tacted at 888-504-7200 or by writing to 15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618, to discuss possible alternatives to avoid possible afternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem tax-es (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the parties in possession of the property are Yaissuri Duqueand Francisco J. Solischa-con or tenant(s); and said property is more commonly known as 2800 MAPLE VISTA LANE

LAWRENCEVILLE. 30044. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. pronibled under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. U.S. Bank Trust National Association, not in its individual capacity but solely Mas owner trustee for Legacy Mortgage Asset Trust 2021-GS1 as Attorney in Fact for Yaissuri Duque McMichael Taylor Gray, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 404-474-7149 MTG File No.: GA2023-00106 950 99715 950 4/5,12,19,26,2023

TS # 2022-03752 Notice Of Sale Under Power Georgia, Gwinnett County Under and by virtue of the Power of Sale contained in that certain Security Deed given by Evroy R. Dyer, sole ownership to Mortgage Electronic Registration Systems, Inc., as Grantor, nominee for Academy Mo gage Corporation, its cessors and assigns, dated 7/9/2014, and recorded on 8/6/2014, in Deed Book 53062, Page 0863, Gwinnett County, Georgia records, as last assigned to Freedom last assigned to Freedom Mortgage Corporation by as signment recorded on 9/19/2022 in Deed Book 60209, Page 00437. The subject Security Deed was modified by Loan Modification recorded as Deed Book 64603, Page 0659, and 54503 54503 Page 0598 and recorded on 8/12/2016 and

recorded as Deed