FORECLOSURE

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

TY 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 ac-

ast transferred to or ac-quired by Wilmington Sav-ings Fund Society, FSB, not in its individual capacity bus solely as Owner Truste of CSMC 2017-RPL3 Trust, conveying the afterdescribed property to secure a Note in the original principal argument

the original principal amount of \$64,990.00, with interest at the rate specified therein, there will be sold by the un-

dersigned at public outcry to the highest bidder for cash

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 Irist Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the fol-

day of said month), the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 147 OF
THE 5TH DISTRICT OF
GWINNETT COUNTY GEORLIA AND BEING MORE

GWINNETT COUNTY GEOR-GIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: CONDOMINI-UM UNIT 227 OF SANDAL-WOOD TOWNHOMES Unit II, Inc., A CONDOMINIUM, AS MORE PARTICULARLY DESCRIBED AND DELIN-EATED IN THE DECLARA-TION OF CONDOMINIUM FOR SANDALWOOD TOWN-HOMES, RECORDED IN DEED BOOK 2288, PAGE 13, ET SEQ., GWINNETT COUN-

ET SEQ., GWINNETT COUNTY, GEORGIA RECORDS, AS MAY BE AMENDED.

This conveyance is made subject to the Declaration

and all matters referenced therein, all matters shown on the plat recorded in Con-dominium Plat Book 1, Page 56, Gwinnett County, Geor-

gia Records, as may be amended and the floor plans

recorded in Condominium Floor Plan Book, Page 81, aforesaid records, as may be

Yuba Walk Lawrenceville, Yuba Walk Lawrencevine, GA 30046
The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-

sible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note

and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law including

Deed and by law, including attorneys fees (notice of intent 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 state of the state

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

Address: 227

amended.

Property

FORECLOSURE BOOK 93, PAGES 187 188, GWINNETT COUNTY RECORDS, SAID PLAT BE-ING INCORPORATED HERE-IN BY REFERENCE THERE TO. The debt secured by said Deed to Secure Debt has been and is hereby declared due because 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 determine in default the secure to the secure of the secure to the secure of the secure the secure in the secure to the secure the secure the secure to the secure the secure to the secure the se debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, in-cluding attorneys fees (nocidding attorneys lees (no-tice of intent to collect attor-neys fees having been given). U.S. BANK NATION-AL ASSOCIATION, AS IN-DENTURE TRUSTEE ON BE-HALF OF AND WITH SPECT TO AJAX M HALF OF AND WITH RE-SPECT TO AJAX MORT-GAGE LOAN TRUST 2021 B holds the duly endorsed Note and is the current as-signee of the Security Deed to the property. GREGORY FUNDING LLC, acting on be-half of and, as necessary, in consultation with U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH BESPECT TO AJAX WIGHT RESPECT TO AJAX MORT GAGE LOAN TRUST 2021 B (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, GREGORY FUNDING LLC may be contacted at: GREGORY FUNDING LLC, P.O. BOX 230579, TIGARD, OR 97281, 866 712 5698. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan

best knowledge and belief of the undersigned, the party/parties in possession of the subject property of the subject property known as 1415 STEPHEN POND W. LOGANVILLE, GEORGIA 30052 is/are: JOSE NESTOR SANCHEZ CAMBRON AND MARIA DEL CARMEN SALDIVAR or tenant/lenants. Said property. ant/tenants. Said property will be sold subject to (a) will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the prop-erty, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc.
The sale will be conducted exhibited to (1) confirmation.

subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; and (2) final con-firmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure loan as provided in the preceding paragraph. U.S BANK NATIONAL ASSOCIA TION, AS INDENT TRUSTEE ON BEHALF AND WITH RESPECT AJAX MORTGAGE L INDENTURE IRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021 B as Attorney in Fact for JOSE NESTOR SANCHEZ CAMBRON AND SANCHEZ CAMBRON AND MARIA DEL CARMEN SAL-DIVAR. THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
00000009725631 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road Suite 100 Addi-

950-99672, 4/5,12,19,26,2023 Notice of Sale Under

State of Georgia, County of GWINNETT.

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by ROBERT W GRISSOM to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR MAGNOLIA BANK, INC., ITS SUCCESORS AND ASSIGNS dated 05/15/2021, and Recorded on 05/26/2021 as Book No. on 05/26/2021 as Book No. 58772 and Page No. 00107, GWINNETT County, Georgia records, as last assigned to PENNYMAC LOAN SERVICES, LLC (the Secured Creditor), by assignment, conveying the after described property to secure a scribed property to secure a Note of even date in the original inal principal amount of \$304,911.00, with interest at the rate specified therein there will be sold by the un dersigned at public outcry to the highest bidder for cash at the GWINNETT County at the GWINNEIT County Courthouse within the legal hours of sale on the first Tuesday in May, 2023, the following described proper-ty: THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF GEORGIA, COUNTY OF COMMINIET DE-COUNTY OF GWINNETT, DE SCRIBED AS FOLLOWS:

ALL THAT TRACT OR PAR CEL OF LAND LYING AND BEING IN LAND LOT 215, BEING IN LAND LOU 213,
7TH DISTRICT, GWINNETT
COUNTY, GEORGIA, BEING
LOT 38, BLOCK B, OLD
SUWANEE CROSSING,
PHASE II, AS PER PLAT
RECORDED IN PLAT BOOK 97, PAGES 222 223, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCOR-PORATED HEREIN BY REF-ERENCE AND MADE A PART OF THIS DESCRIPTION.

APN: R7215 318 The 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 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 ex-penses of this sale, as provided in the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). PENNY-MAC LOAN SERVICES, LLC holds the duly endorsed Note and is the current as-signee of the Security Deed to the property. PENNYMAC LOAN SERVICES, LLC, acting on behalf of and, as necessary, in consultation with PENNYMAC LOAN SEP-PENNYMAC LOAN SER-VICES, LLC (the current in-vestor on the loan), is the entity with the full authority negotiate, amend. modify all terms of the loan

FORECLOSURE

Pursuant to O.C.G.A. § 44 14 162.2, PENNYMAC LOAN SERVICES, LLC may be conloan as provided in the pre-ceding paragraph. JPMOR-GAN CHASE BANK, NATION-SERVICES, LLC may be contacted at: PENNYMAC LOAN SERVICES, AL ASSOCIATION as Attorney in Fact for STEVEN K SERVICES, LLC, 3043 TOWNSGATE ROAD, SUITE AL ASSOCIATION TEVEN K
CANNON AND BEVERLYN J
CANNON. THIS LAW FIRM
IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY IN-TOWNSGATE ROAD, SUITE 200, WESTLAKE VILLAGE, CA 91361, 866 549 3583. Please note that, pursuant to 0.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 FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 0000009766684
BARRETT DAFFIN FRAPPIER TURNER & ENGEL IIP TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398. 950-99669, 4/5,12,19,26,2023

undersigned, party/parties in possession of the subject property of the subject property known as 3825 TRISTAN WAY, SUWANEE, GEORGIA 30024 is/are: ROBERT W GRISSOM or tenant/tenants. 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 Debt 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) fi-nal 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 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 loan as provided in the pre-ceding paragraph. PENNYceding paragraph. PENNY-MAC LOAN SERVICES. LLC MAC LOAN SERVICES, LLC
as Attorney in Fact for
ROBERT W GRISSOM. THIS
LAW FIRM IS ACTING AS A
DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION
OBTAINED WILL BE USED
FOR THAT PURPOSE.
00000009750043 BARREIT
DAFFIN FRAPPIER TURNER DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addi-son, Texas 75001 Tele-phone: (972) 341 5398.

4/5,12,19,26,2023 Notice of Sale Under

State of Georgia, County of GWINNETT.

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by STEVEN K CANNON AND BEVERLYN J CANNON to JP-MORGAN CHASE BANK, N.A., dated 06/25/2012, and GWINNETT County, Geor-gia records, as last assigned to JPMORGAN CHASE BANK, NATIONAL ASSOCIA-TION (the Secured)

Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$216,886.00, 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 proper-ty: THE FOLLOWING DEty: THE FULLOWING SCRIBED PROPERTY:

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN PUCKETT GMD 1397 AND DUNCAN GMD 1749, GWINNETT COUNTY, GEORGIA, BEING LOT 28,

BLOCK A, WEATHERSTONE LAKE A/K/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 HEREOF.

manner provided in the Note and Deed to Secure Debt.
Because the debt remains in default, this color will be

default, this sale will be made for the purpose of

paying the same and all ex-

paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). JPMORGAN CHASE BANK, NATIONAL ASSOCIATION Lefts the

GAN CHASE BANK, NATION-AL ASSOCIATION holds the duly endorsed Note and is the current assignee of the Security Deed to the proper-ty. JPMORGAN CHASE

ty. JPMORGAN CHASE BANK, NATIONAL ASSOCIA-TION, acting on behalf of and, as necessary, in con-sultation with FEDERAL HOME LOAN MORTGAGE CORPORATION (the current invector on the loan) is the

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 con-

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 of Co.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the

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 LN, BUFORD, GEORGIA 30519 is/are: STEVEN K CANNON AND BEVERLYN J

CANNON or tenant/tenants

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 Debt first set out above, in-cluding, but not limited to,

assessments, liens, encum

brances, zoning ordinances,

easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is

confirmation that the Sale sub-not prohibited under the U.S. Bankruptcy Code; and (2) fi-nal 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 proce

dures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under

Power and other foreclosure

documents may not be pro-vided until final confirmation

the terms of the loan.

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, 3 007D 125 The debt secured by said Deed to Secured by cure Debt 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

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

amend or modify the terms of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable or por yet due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and in-spection of the property, and (e) any assessments, liens, encumbrances, zoning ordi-

nances, restrictions, covenants, and matters of covenants, and matters or 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. Bankruptor Code; and (2) final confirmation and audit of the state of the loan with the held. tus of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the 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.
Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of CSMC 2017-RPL3 Trust as agent and Attorney in Fact for Admir Becirovic Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

994-7637.

1012-14787A
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
950-98258 04/05/2023,
04/12/2023. 04/19/2023. 04/19/2023, 04/26/2023

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

TY
Pursuant to the Power of
Sale contained in a Security
Deed given by Marcus King
and Bolademi Akintonde to
BANK OF AMERICA, N.A.
dated 6/28/2017 and recorded in Deed Book 55238 Page
589 Gwinnett County, Georgia records; as last transferred to or acquired by ferred to or acquired by BANK OF AMERICA, N.A.,

FORECLOSURE

conveying the after-de-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:

month), the following described property:

ALL THAT TRÂCT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 238 OF THE 5TH DISTRICT, GWINNETT 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 RERECORDED IN PLAT BOOK 139, PAGE 139, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY INCORPORATED HEREIN BY REFERENCE.

APN: R5238 596
The debt secured by said
Security Deed has been and
is hereby declared due because of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note 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 attorney fees (notice of intent 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 fix-tures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Marcus King and Bolademi Akintonde or tenant or tenants. Bank of America is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mort-

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 required by law to negotiate, amend or modify the terms

Said property will be sold subject to: (a) any outstand-ing ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that consti-tute a lien against the proppayable or not yet due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inan accurate survey and 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 confir-mation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the sta-

mation and adolt 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 Akintonda

mi Akintonde mi Akintonde Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 994-7637 1016-5306A

1016-5306A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. AINY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 1016-5306A
950-98406 04/05/2023,
04/12/2023, 04/19/2023,
04/26/2023.

NOTICE OF SALE UNDER POWER, GWINNETT COUN-Pursuant to the Power of Deed given by Yesenia Santana to Mortgage Electronic Registration Systems, Inc., Registration Systems, Inc., as grantee, as nominee for Pinnacle Financial Corpora-Prinacle 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 NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE UNDER THE INDENTURE RELATING TO MINH ASSETS CORP., COLLATERALIZED ASSETBACKED BONDS, SERIES 2005-8, conveying the after-described property to secure a Note in the original principal amount of \$139,189.00, with interest at the rate specwith 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 GWIN-NETT 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 public outcry to the highest said month), the following

said 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 Condominium Plat Book 3, Pages 287 through 289, Gwinnett 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 Floor Plan Numbers 3825 through 3884, Gwinnett County, Georgia Records; which floor plans are incorporated herein by reference and made a part hereof; together with its appurtenant personation of unfilled in accorporation of unfilled in accorporation. percentage of undivided in-terest in the common ele-

FORECLOSURE

ments of The Arbors at Sug-arloaf Condominium, as set forth and provided in that certain Declaration of Condominium for The Arbors at nessee 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

Way

Lawrenceville, GA. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible authors to the security of the sec 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 heen given).

having an address of 823

Poplar

Tulip

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) in possession of the subject 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 full 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.

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
r sewage bills that conctior sewage bills that constitute a lien against the prop-erty whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (a) any accessments line.

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

The sale will be conducted subject to (1) confirmation subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the local with the hold. tus of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 913-172.1, which allows for certain procedures regarding the rescission of judicial and applyidicial sales in the non-judicial sales in

State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the status of the loan an audit of the status of the loan and audit of the status of the sta tus of the loan as provided tus of the loan as provided immediately above.
DEUTSCHE BANK NATION-AL TRUST COMPANY, AS INDENTURE TRUSTEE UNDER THE INDENTURE RELATING TO IMH ASSETS CORP., COLLATERALIZED ASSET-BACKED BONDS, SERVER 2005, RIES 2005-8 as agent and Attorney in Fact for Yesenia

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, At-994-7637. 1017-5933A 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. 1017-5933A 950-98628 04/05/2023 950-98628 04/12/2023 04/19/2023.

04/26/2023. NOTICE OF SALE UNDER POWER, GWINNETT COUN-

TY
Pursuant to the Power of Pursuant to the Power of Sale contained in a Security Deed given by Christy A. Lancaster and Anthony A. Lancaster to Saxon Mortgage, 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 quired by Deutsche Bank National Trust Company, as Trustee for Saxon Asset Se-curities Trust 2006-2 Mort-

curities flust 2006-2 Wingage Loan Asset Backed Certificates, Series 2006-2, conveying the after-described property to secure a Note in the original principal amount of \$170,000.00, with interest at the rate specified therein there will be sold by therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Court-house door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on May 2, 2023 (being the first Tuesday of said month unless day of said month unless said date falls on a Federal said date fails off a receival Holiday, in which case being the first Wednesday of said month), the following de-scribed property: All That Tract Or Parcel Of

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 Being More Particularly Shown And Delineated By A Plat Of Survey Entitled Unit One, Chandler Plantation, Dated November 15, 1994, Prepared By M.V. Ingram Enterprises, Inc., Certified By Matthew V. Ingram, GRLS No. 2288, And Being Of Record In The Office Of The Clerk Of The Superior Court Of Gwinnett County, Georgia, In Plat Book 65 Page 6, Which, Said Plat, And The Which Said Plat And The Recording Thereof Are By Reference Hereto Incorpo-rated Herein For A More Complete And Detailed De-

scription. scription.

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 surpose of paying the same and all expenses 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 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

FORECLOSURE

best knowledge and belief of the undersigned, the party (or parties) in possession of subject property is (are) Anthony A. Lancaster, ministrator of Estate Christy A. Lancaster or tenant or tenants.
PHH Mortgage Corporation

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

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

payable and which may not be of record, (c) the right of redemption of any taxing au-thority, (d) any matters which might be disclosed by an accurate survey and in-spection of the property, and (e) any assessments, liens, encumbrances, zoning ordi-nances, restrictions, covenants, and matters of record superior to the Secu-rity Deed first set out above 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 hold. tus of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial salés 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 sta-

tus of the loan as provided 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. Lancaster

Lancaster Aldridge Pite, LLP, 15 Pied-Addinge File, ELF, 15 Fledmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

THIS LAW FIRM MAY BE IHIS LAW HIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-5993A 950-98322 04/05/2023, 04/19/2022, 04/19/2022, 04/19 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 for Flagstar Bank, FSB, its successors and assigns, dated 10/16/2017 and recorded in Deed Book 55469 Page 0213 Gwinnett County, Georgia records; as last transfored to or aguired by transferred to or acquired by Matrix Financial Services 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 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,

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 LAND LYING AND BEING IN LAND LYING AND BEING IN LAND LOT 73 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 2, BLOCK A, NORTHFORKE PLANTATION SUBDIVISION, UNIT THRE, AS PER PLAT RECONDED IN PLAT BOOK 58, PAGE 15, GWINNETT COUNTY, GEORGIA RECORDED PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION. SAID PROPERTY BEING KNOWN AS 1373 GEORGETOWN WAY ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGIA THE debt secured by said Security Deed has been and is hereby declared due because of, among other pos-PennyMac Loan Services, LLC is the entity or individu-al designated who shall have full authority to negotiate amend and modify all terms of the mortgage.
PennyMac Loan Services,
LLC Loss Mitigation 3043
Townsgate Road #200,
Westlake Village, CA 91361
1-866-549-3583 1-866-549-3583
Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable and which may not be of record. (c) the right of payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted is hereby declared due be-cause of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security The sale will be conducted subject to (1) confirmation that the sale is not prohibit-Deed and by law, including 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 913-172.1, which allows for
certain procedures regarding
the rescission of judicial and
non-judicial sales in the attorneys fees (notice of in tent to collect attorneys fees

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

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

Drive Mail Stop: S-142-3 Troy, MI 48098 (800) 393-4887 Note, however, that such entity or individual is not re-

an accurate survey and in-

spection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of

record superior to the Secu-

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

Table 1 The State of the State of the Ioan as provided immediately above. PENNYMAC LOAN SERVICES, LLC as agent and Attorney in Fact for Edward J Williams Sr and Tamara Williams Sr and Tamara Williams Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, NE., Suite 500, Atlanta, Georgia 30305, (404) 994-7637. 1120-23802A THIS LAW FIRM MAY BETTING AS A DEBT ANY INFORMATION OBTAINED TO COLLECT A DEBT, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1120-23802A 94/12/2023, 04/19/2023, 04/19/2023, 04/19/2023, 04/19/2023, quired by law to negotiate, amend or modify the terms Said property will be sold subject to: (a) any outstand-ing ad valorem taxes (including taxes which are a 04/12/2023 04/19/2023, 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 or not yet due and payable or not yet due and 04/26/2023. STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER payable of not yet due and payable and which may not be of record, (c) the right of redemption of any taxing au-thority, (d) any matters which might be disclosed by

non-judicial sales in the State of Georgia, the Deed

Under Power and other fore-closure documents may noir-be provided until final confir-

mation and audit of the sta-

tus of the loan as provided

POWER
Pursuant to the power of sale contained in the Security Deed executed by AGHEDOPHIS IYAMU to MORT-GAGE ELECTRONIC REGISTRATION SYSTEMS, INC., RES NOWING FOR MARCO AS NOMINEE FOR AMPRO 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-

FORECLOSURE

rity Deed being last transferred to MTGLQ IN-VESTORS, LP in Deed Book 57278, Page 178, Gwinnett that the sale is not prohibit-ed under the U.S. Bankrupt-57278, Page 178, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on May 02, 2023, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF I AND LYING AND tus of the loan with the holder of the Security Deed. Pursuant to 0.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not

CEL OF LAND LYING AND BEING IN LAND LOT 304, 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 56, BLOCK "B", APALACHEE AGUOLISAGUOLI, APALADIE A HERITAGE SUBDIVISION, UNIT THREE, AS PER PLAT RECORDED AT PLAT BOOK 92, PAGE 40, GWINNETT COUNTY, RECORDS, WHICH PLAT IC INCORPORATE, MITER

of said property is/are AGHEDO PIUS IYAMU or

in Fact for Md H Ranaman Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 994-7637. 1095-687A 1095-68/A
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
950-98286 04/05/2023 IS INCORPORATED HERE-IN BY THIS REFERENCE AND MADE A PART HERE-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 950-98236 04/12/2023, 04/26/2023. 04/05/2023

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

The debt secured by said

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

manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the

purpose of paying the same and all expenses of this sale,

as provided in the Security Deed and by law, including attorneys fees (notice of in-tent to collect attorneys fees

having been given).

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):

the subject property is (are):

Tamara Williams or tenant

Williams Sr

Edward

or tenants

FORECLOSURE

cy Code: and (2) final confir-

mation and audit of the sta-

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. Matrix Financial Services Corp. as agent and Attorney in Fact for Md H Rahaman

tenant(s).
The debt secured by said Security Deed has been and is hereby declared due and payable because of, among Pursuant to the Power of Sale contained in a Security Deed given by Edward J Williams Sr and Tamara Williams to Mortgage Elec-tronic Registration Systems, other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this cole will be tronic 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 transferred to or acquired by PENNYMAC LOAN SERVICES, LLC, conveying the after-described property to default, this sale will be made for thepurpose of paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees havcollect attorneys fees naving been given).
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 after-described property to secure a Note in the original principal amount of \$243,508.00, with interest at 15245,306.00, will little state 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 taxing authority; (3) any matters which might be disclosed by an accurate survey

and inspection of the prop erty; and (4) any assessments, liens, encumbrances, zoning ordinances, restric-tions, covenants, and mat-ters of record superior to the Security Deed first set out (or such other area as desig nated by Order of the Supe nated by Urder 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 above. Said sale will be conducted said safe will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) fi-nal confirmation and audit of unless said date falls on a Federal Holiday, in which case being the first Wednes-day of said month), the fol-lowing described property: All that tract or parcel of land lying and being in Land Lot 224 of the 7th District of Ewinpatt County Georgia the status of the loan with the holder of the Security

Deed.
The name, address, and 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 362, Outlant County, telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as fol-Page 253, Gwinnett County, Georgia records, which plat is incorporated herein by lows: 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 AT-TEMPTING 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 & Dart-ners, PLLC 10700 Abbotts Bridge Road Suite 170 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

GWINNETT GEORGIA. COUNTY

COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Alice C Yarbrough to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Loandepot.com, LLC its successors and assigns, dated January 6, 2018, recorded in Deed Book 55662, Page 421, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in tion Agreement recorded in Deed Book 59502, Page 780, Gwinnett County, Geor-780, Gwinnett County, Georgia Records, as last transferred to MIDFIRST BANK by assignment recorded in Deed Book 58677, Page 478, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THIRTY-NINE THOUSAND THREE HUNDRED NINETY-SEVEN AND 0/100 DOLLARS

0/100 DOLLARS 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 Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale within the legal hours of sale on the first Tuesday in May, the following described 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 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 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 attorney' fees (notice pursuant to 0.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

right of redemption of any 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 any matters of record in-cluding, but not limited to, those superior to the Securi-ty 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 un-

dersigned.
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 authority to property the control of the security that has full authority to property the security to the security

thority to negotiate, amend, and modify all terms of the mortgage with the debtor is:

FORECLOSURE

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 modify the terms of the loan. To the best knowledge and the pest 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 Exam 581 Court Lawrenceville, Georgia 30044. Should a conflict arise between the property address and the legal scription the legal descrip

tion will control.

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 con-firmation and audit of the status of the loan with the holder of the

security deed. MIDFIRST BANK as Attorney in Fact for Alice C Yarbrough
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road

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 BEING IN LAND LOT / V
THE 5TH DISTRICT OF
GWINNETT COUNTY, GEORGIA, BEING LOT 12, BLOCK
H, UNIT FIVE, INGLENOOK
SUBDIVISION, AS PER
PLAT RECORDED IN PLAT BOOK 36 PAGE 144

NETT COUNTY, GEORGIA RECORDS. MR/ca 5/2/23 Our file no. 21-05151GA -950-98412 04/05/2023

NOTICE OF SALE UNDER POWER GEORGIA. GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by John P Schmidt to Mortgage Electronic Registration Systems Itonic Registration Systems, Inc., as grantee, as nominee for Home America Mortgage, Inc., its successors and assigns, dated June 29, 2006, recorded in Deed Book 46720, Page 232, Gwinnett County, Co County, Georgia Records, as last transferred to Select Portfolio Servicing, Inc. by assignment recorded in Deed Book 58662, Page 748, Curinatt Court. Gwinnett County, Georgia Records, conveying the after-described property to se cure a Note in the original

cure a Note in the original principal amount of ONE HUNDRED TWELVE THOUSAND AND 0/100 DOLLARS (\$112,000.00), 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 fore the courthouse door of Gwinnett County, Georgia, or dwinnett county, deorgia, or at such place as may be law-fully designated as an alter-native, within the legal hours of sale on the first Tuesday in May, 2023, the following

described 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 possible events of default, failure to pay the indebtedness as and when due and in the

manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, is provided in the Security as provided in the Security Deed and by law, including attorney'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 which might be disclosed by an accurate survey and in spection of the property, any assessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Securi-ty Deed first set out above. Said property will be sold on an "as-is" without any representation warranty or recourse against the above-named or the ur

dersigned.
Select Portfolio Servicing,
Inc. is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, 888-818-6032. Note, however, that such entity is not required by law

to négotiate, amend or modi to negotiate, amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is John P Schmidt or a tenant or tenants and said property is more commonly known as 2990 Sentinel Pkwy, Lawrenceville, Georgia Lawrenceville, Georgia 30043. Should a conflict

arise between the property address and the legal description the legal description will control tion will control 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 the status of the loan with the belder of the coverify deed holder of the security deed. Select Portfolio Servicing, Inc. as Attorney in Fact for

McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net 15:04

Page 2 EXHIBIT A EXHIBIT A
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 147 OF
THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA,
BEING LOT 109, BLOCK A,
SENTINEL RIDGE, UNIT 1,
PHASE I, AS PER PLAT
RECORDED IN PLAT BOOK
66, PAGE 266, GWINNETT
COUNTY RECORDS, WHICH
PLAT IS HEREBY INCORPO-PLAT IS HEREBY INCORPO BY REFERENCE THERETO AND MADE A
PART OF THIS DESCRIPTION.

MR/chr 5/2/23 Our file no. 21-05991GA -

950-98344 04/12/2023, 04/26/2023.