Foreclosures

9075

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. 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 penses 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 Melissa D. Gonzalez, successor in interest or tenant(s). Wells Fargo Bank, N.A. as Attorney-in-fact for Melissa D. Gonzalez File no. 17-065185. LGGAL ERGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 130 Atlanta, 30346 (770) 220-2535/CL https://www.logs.com/ https://www.logs.com/
"THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL
BE USED FOR THAT
PURPOSE.
950

4/26,5/3,10,17,24,31, 2023 Gpn11

Fargo Bank, N.A. securing a Note in the original principal amount of \$55,100.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale continued in said Deed, will on the first Tuesday, June 6, 2023, during the legal hours of sale, before the Courthouse door in said outring the legal hours of sale, before the Courthouse door in said county, sell at public outry to the highest bidder for cash, the property described in said Deed, to wit ALL THAT TRACT OF WING AND BEING IN LAND LOT 283, IN THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING LOT 95 OF KEDRON FALLS SUBDIVISION, AS DESCRIBED IN A PLAT OF SURVETT COUNTY, GEORGIA AND BEING LOT 95 OF KEDRON FALLS SUBDIVISION, AS DESCRIBED IN A PLAT BOOK 108, PAGE 209, FURTHER REVISED AT PLAT BOOK 110, PAGE 209, FURTHER REVISED AT PLAT BOOK 111, PAGE 17, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY INCORPORATED AND MADE OF A PART HEREOF THIS SECURITY DEED IS SUBJECT AND SUBORDINATE TO THAT CERTAIN SECURITY DEED IS SUBJECT AND SUBORDINATE TO THAT CERTAIN SECURITY DEED IS SUBJECT AND SUBORDINATE TO THAT CERTAIN SECURITY DEED IN FAVOR OF CT WORT AND AND ATE HEREWITH. Said property, if any, This conveyance is made subject to that certain Security Deed in favor of American Financial Resources, Inc. corded in Deed Book 52836, page 632, Gwinnett County Records. Gincluding taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any assessments, liens, encumbrances, zoning or dinances, restrictions, covenants, and matters of records upeed for the property, any assessments, liens, encumbrances, and matters of records upeed for the property and inspection of the property of and the proceed of said expenses of said sale as a subject to the payment of said indepted and all expenses of said sale as a subject to t GP111 gdp1004 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Security Deed from ANA JIMENEZ to First Class Mortgage Group, dated September 24, 2002, recorded October 10, 2002, in Deed Book 29129, Page 153 (see also Default Judgment at Book 60491, Page 17), Gwinnett County, Georgia Records, said Security Deed having been given becure a Note of even date in the original principal amount of One Hundred Thirty-Four Thousand Seven Hundred and 00/100 (s134,700.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to U.S. Bank National Association as Trustee for Truman 2021 (s134,700.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to U.S. Bank National Association as Trustee for Truman 2021 (s134,700.00), with interest the Gwinnett County to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in June, 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 171 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BENGLOT 13, BLOCK A, BROOKTREE DOWNS SUBDIVISION, UNIT THREE), AS PER PLAT RECORDED IN PLAT RECORDED HERRIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION. Said legal description being controlling, however the property is more commonly known as 1317 WILLIAMSBURG LN, NORCROSS, GA 30093. The indebtedness remaining the indebtedness perises 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 con-firmation that the sale is nimation 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 Steven S Ow and Soon Wha Ow. successor in in-Wha Ow, successor in interest or tenant(s). Wells Fargo Bank, N.A. as Attorney-in-Fact for Steven S Ow and Soon Wha Ow File no. 23-080412 LOGS LEGAL GROUP LLP* Attorneys and Counselors at tomeys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA 30346 (770) 220-2535/***CF_REFER-ENCE_INITIALS*** bttps://www.logs.com/ ENCE_INITIALS

https://www.logs.com/

*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED
WILL BE USED FOR

default, this sale 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 Deed. Said property will be sold on an as-is basis without any representation, warranty or recourse against the abovenamed or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding advalorem 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; 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 ANA JIMENEZ, JOSE A. GUTIERREZ Cort tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the loan (although not required by law to do so) is: Rushmore Loan Management Services, LLC Loss Mitigation Dept., 15480 Laguna Canyon Rd., Irvine CA 92618, Telephone Number: 884-504-7300. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify all terms of the mortgage instrument. U.S. BANK NATIONAL ASSO-CIATION AS TRUSTEE FOR TRUMAN 2021 SCOTTILE TRUST as Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, Suite 100, Pe

rlselaw.com/property-listing 5:10,17,24,31,2023

Gpn11
gdp1294
STATE OF GEORGIA
COUNTY OF GWINNETT
NOTICE OF SALE
UNDER POWER
Because of a default un-

Beauvoir or tenant or tena UNDER POWER

Because of a default under the terms of the Security Deed executed by Steven S Ow and Soon Wha Ow to Registration Systems, Inc. as nominee for CTX Mortgage Company, LLC dated March 20, 2006, and recorded in Deed Book 46337, Page 0679, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Wells

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> Said property will be sold subject to: (a) any out-standing ad valorem tax-es (including taxes which are a lien, but not yet due and payable), (b) un-paid water or source due and payable), (b) unpaid water or sewage
> bills that constitute a lien
> against the property
> whether due and payable
> or not yet due and
> payable and which may
> not be of record, (c) the
> right of redemption of
> any taxing authority, (d)
> any matters which might
> be disclosed by an accurate survey and inspection of the property, and
> (e) any assessments, (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. first set out above.
> The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures recertain procedures regarding the rescission of

certain procedures regarding the rescission of
judicial and non-judicial
sales in the State of
Georgia, the Deed Under
Power and other foreclosure documents may not
be provided until final
confirmation and audit of
the status of the loan as
provided immediately
above.
U.S. BANK NATIONAL
ASSOCIATION,
as Trustee for LEHMAN XS
TRUST MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES
2006-12N as agent and AT
torney in Fact for Gerard Beauvoir and Marie
Beauvoir
Aldridge Pite, LLP, Six
Piedmont Center, 3525
Piedmont Road, N.E.,
Suite 700, Atlanta, Georgia 30305, (404) 994-7400.

Suite 700, Atlanta, Georgia 30305, (404) 994-7400.
1017-6077A
THIS LAW FIRM MAY
BE ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. 1017-6077A
05/10/2023, 05/11/2023,
05/24/2023, 05/31/2023.

gdp1015 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT

COUNTY COUNTY
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Kim R Bell to
RylandMortgage Compony, dated October 14,
1999, recorded in Deed
Book 19429, Page 179,
Gwinnett County, Georgia Records and as modified by that certain Loan
Modification Agreement
recorded in Deed Book
Sy84, Page 227, Gwinnett
County, Georgia
Records, as last transferred to Nationstar
Mortgage LLC by assignment recorded in Deed
Book
S5275, Page 78,
Gwinnett County, Georgia Records, conveying
the after-described property to secure a Note in
the original principal
amount of
ONE HUNDRED SIXTYEIGHT THOUSAND
EIGHT HUNDRED AND
O7100 DOLLARS
(\$168,800.00), 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 and
lernative, within the legal hours of sale on the
first Tuesday in June,
2023, the following described property:
SEE EXHIBIIT A AND
MADE A PART HERE-

THAT PURPOSE

5/10,17,24,31,2023

Gpn11
gdp1010
NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of
Sale contained in a Secu-

rity Deed given by Gerard Beauvoir and Marie Beauvoir to Mortgage Electronic Registration

Electronic Registration
Systems, Inc., as grantee, as nominee for IndyMac Bank, F.S.B, its successors and assigns dated 4/25/2006 and recorded in Deed Book 46435 Page 311 Gwinnett County, Georgia records; as last transferred to or acquired by U.S. BANK NATIONAL ASSOCIATION, as Trustee for LEHMAN XS TRUST MORTGAGE PASSTHROUGH CERTIFICATES, SERIES 2006-12N, conveying the after-described property to secure a Note in the original principal amount of \$186,300.00, with interest at the rate specified

therein, there will be sold by the undersigned of public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other orea as designated by Order of the Superior Court of said county), within the legal hours of sale on June 6, 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:

following descriptions of the control of the contro

LAND LOT 246, 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING KNOWN AS LOT 3, BLOCK C, CREEK-SIDE ESTATES, UNITONE, AS PER PLAT RECORDED AT PLAT BEOOK 86, PAGE 239, GWINNETT COUNTY, GEORGIA RECORDS AND PLAT BEING INCORPORATED HEREIN BY REFERENCE THERETO. 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 aftorneys fees (notice of intent to collect aftorneys fees having been given).

of intent to collect aftor-neys fees having been given). Said property is com-monly known as 1561 Misty Valley Drive, Lawrenceville, GA 30045 together with all fixtures and personal property af-tached to and constitut-

and personal property at-tached to and constitut-ing a part of said proper-ty, if any. To the best knowledge and belief of the undersigned, the par-ty (or parties) in posses-sion of the subject prop-erty is (are): Gerard Beauvoir and Marie Beauvoir or tenant or tenants.

rate specified there will be

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 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 pursuant to O.C.G.A. § 13-1-11 having been given).

Said property will be sold 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 inspection of the property any assesssurvey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any mathers 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 sentation, warranty or recourse against the above-named or the un-

recourse against the above-named or the undersigned.
Nationstar Mortgage LLC 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 mortgage with the debtor is: Nationstar Mortgage, LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432.
Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the boan.
To the best knowledge and belief of the undersigned, the party in possession of the property is Kim R Bell or a tenant or tenants and said property is more commonly known as 2790 School Side Way, Lawrenceville, Georgia 30044. Should a conflict arise between the property address and the legal description the legal description will control.
The sale will be conducted subject (1) to confirence its and the the conductive of the conductive the conductivation of the property address and the legal description will control.

control.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed deed. Nationstar Mortgage LLC as Attorney in Fact

for Kim R Bell McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-line.net 14:54

14:54
Page 2
EXHIBIT A
All that tract or parcel of
land lying and being in
Land Lot 16, 5th District,
Gwinnett County, Georgia, being Lot 6, Block A,
The Gates at Bethesda
Subdivision, as per plat
recorded at Plat Book 80,
Pages133 nty, Georgia
Records, which plat is in-

corporated herein by this corporated nerein by illis reference and made a part hereof. MR/chr 6/6/23 Our file no. 56/5707 – FT2 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023.

Foreclosures

9075

Gpn11 OF 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 gdp1017
NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Sale contained in a Secu-NETICOUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Terrence E. Williams to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Fairway Independent Mortgage Corporation, its successors and assigns dated 6/17/2010 and recorded in Deed Book 50182 Page 431 and modified at Deed Book 52519 Page 837 Gwinnett County, Georgia records; as last transferred to or acquired by JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, conveying the afterdescribed property to secure a Note in the original principal amount of \$354,040.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other rarea as designated by Order of the Superior Court of said county), within the legal hours of sale on June 6, 2023 (being the first Tuesday of said month unless said date falls on a Federal 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 attorney fees (notice pursuant to O.C.G.A. § 13-1-11 having been given). 13-1-11 naving 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 ing authority, any mathers which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumporances, restrictions, covenants, and any mathers 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 undersigned. Lakeview Loan Servicing, LLC 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 negotifue all property in accordance with OCGA § 44-14-162.2.

night mish i viesday of adde falls on a Federal Holiday, in which case being the first Wednesday of soid month), the following described property:

All that tract or parcel of land lying and being in Land Lot 106 of the 5th District, Gwinnett County, Georgia, being Lot 33, Block A of The Downs Subdivision, Phase II, according to Plat of Survey recorded in Plat Book 77, Page 132, Gwinnett County, Georgia Records, which plat and the record thereof are incorporated herein by reference and made a part of this description. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the Mote and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been monly known as 1455 Highland Lake Drive, Lawrenceville, 6A 30045 together with all fixtures and proved and property of the page page persent prevented persent prevented persent persented persented persented persented and provided and property of the page persented p

and personal property at-tached to and constitutrachea 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): Terrence
E. Williams or tenant or
tenants.

tenants.
Carrington Mortgage
Services, LLC is the entity or individual designated who shall have full authority to negotiate,
amend and modify all
terms of the mortgage.
Carrington Mortgage
Services, LLC 1600 South
Douglass Road Suite 200A Anaheim, CA 92806
(800) 561-4567
Note, however, that such

(800) 551-4567
Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property

and payotile), (b) might and the property whether due and payoble or not yet due and payable of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not Power and other foreclo Power and other foreclo-sure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately

provided immediately above.
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION as agent and Attorney in Fact for Terrence E. Williams
Aldridge Pite, LLP, Six Piedmont Center, 3323 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400.
2191-2694A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE

FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. 2191-2694A 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023.

GPN11 gdp1018 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY

GEORGIA, GWINNETT COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by John W Youngblood to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Bank of England, its successors and assigns, dated May 29, 2014, recorded in Deed Book 52797, Page 454, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 55898, Page 228, Gwinnett County, Georgia Records, as last transferred to Lakeview Loan Servicing, LLC by assignment recorded in Deed Book 55464, Page 765, Gwinnett County, Georgia Records, as last transferred to Lakeview Loan Servicing, LLC by assignment recorded in Deed Book 55464, Page 765, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED SIX-TEEN THOUSAND THOUSAND EIGHT HUNDRED THIRTY AND 0/100 DOLLARS (\$216,830.00), with inter-

LARS (\$216,830.00), 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

Foreclosures 9075 lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in June, 2023, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HERE-OF but not limited to, those superior to the Security Deed first set out above.

Foreclosures

9075

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.

First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FFC, U.S.

Bank National Association, as Trustee, successor in interest to Bank of America, N.A., Trustee, successor by merger to LaSalle Bank National Association, as Trustee is the holder of the Security Deed to the property in accordance with OCGA § 4414-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St. Suite 300, Greenwood Village, CO 80111, 800-306-6059.

Note, however, that Such exitations and required by

6059.
Note, however, that such entity is not required by law to negotiate, amend or modify the terms of

or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is Ernesto Tarazona-Jaime or a tenant or tenants and said property is more commonly known as 1703 Tailmore Lane, Lawrenceville, Georgia 30043. Should a conflict orise between the property address and the legal description the lelegal description the le-gal description will con-

trol.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. holder of the security deed.
First Franklin Mortgage
Loan Trust, Mortgage
Loan Asset-Backed Certificates, Series 2007FFC, U.S. Bank National
Association, as Trustee, successor in interest to
Bank of America, N.A.,
as Trustee, successor by
merger to LaSalle Bank
National Association, as
Trustee

The entity that has tuil authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Nationstar Mortgage, LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432.

Blvd, Coppell, TX 75019, (888) 480-2432.
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 belief of the undersigned, the party in possession of the property is John W Youngblood and Sheniqua Mary Youngblood or a tenant or tenants and said property is more commonly known as 362 Woodvine Drive, Lawrenceville, Georgia

Lawrenceville, Georgia 30044. Should a conflict arise between the prop-erty address and the le-

erty address and the legal description the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

deed. Lakeview Loan Servic-

ing, LLC as Attorney in Fact for John W Young-blood McCalla Raymer Leibert

Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 15:35 Page 2

www.foreclosurehot-

05/24/2023, 05/31/2023.

Trustee 17:46

17:46
Page 2
as Attorney in Fact for Ernesto Tarazona-Jaime McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road Roswell, GA 30076
www.foreclosurehot-line.net line.net EXHIBIT A

EXHIBIT A
All that tract or parcel of
land lying and being in
Land Lot 44 and 73 of the
7th District, Gwinnett
County, Georgia, being
Lot 38, Block C, Sweetwater Townhomes, Unit
One, as per plat recorded
in Plat Book 114, Page
293-295 and revised plat
recorded in Plat Book
115, Page 72-74, Gwinnett
County, Georgia

115, Page 72-74, Gwinnett County, Georgia records, which recorded plat is incorporated herein by this reference and made a part of this description. Said property being known as 1703 Tailmore Lane according to the present system of numbering houses in Gwinnett County, Georgia.

Gwinnett County, Georgia.
Reference: 1703 Tailmore Lane,
L

05/24/2023, 05/31/2023.

Poge 2
www.foreclosurehotline.net
EXHIBIT A
ALL THAT TRACT OR
PARCEL OF LAND LYING AND BEING IN
LAND LOT 20 OF THE
STH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 74,
BLOCK A, OF COOPERS
POND SUBDIVISION,
UNIT TWO, AS PER
PLAT THEREOR
RECORDED IN PLAT
BOOK 38, PAGE 137,
GWINNETT COUNTY,
GEORGIA RECORDS,
WHICH PLAT IS INCORPORATED HEREIN
AND MADE A PART
HEREOF BY REFERENCE.
PARCEL ID NUMBER
RS020 340 NOTE: THE Gpn11
gdp1031
NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
PUrsuant to the Power of Sale contained in a Security Deed given by Yesenia Santana to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for prinnacle Financial Corporation, its successors and assigns, dated 9/6/2005 and recorded in Deed Book 51672 Page 58
GWINNETT County, Georgia records; as last transferred to or acquired by DEUTSCHE SINDENTURE TRUSTE UNDER THE INDENTURE TRUSTE UNDER THE INDENTURE RELATING TO IMH ASSETS CORP., COLLATERALIZED ASSET-BACKED BONDS, SERIES 2005-8, conveying the after-described property to secure a Note in the original principal amount of 1393/189.00, with interest PARCEL ID NUMBER
R5020 340 NOTE: THE
ABOVE LEGAL CONSIDERED FROM
SCRIVENER'5 AFFIDAVIT WHICH IS
RECORDED ON
06/26/2019 IN BOOK 56688
PAGE 00260
MR/ca 6/6/23
Our file no. 22-10245GA –
FT2
05/10/2023. 05/17/2023. Gpn11 05/10/2023, 05/17/2023, GP111
gdp1028
NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Ernesto Tara-cong-Jaime to Mortagge given by Ernesto Tara-zona-Jaime to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for First Franklin, a Divi-sion of National City Bank, its successors and assians, dated December 29, 2006, recorded in Deed Book 47466, Page 701, Gwinnett County, Georgia Records, as last transferred to First property to secure a Note in the original principal amount of \$139,189.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of GWINNETT County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on June 6, 2023 (being the first Tuesday of said month unless said date falls on a Federal Hollday, in which case being the first Wednesday of said month), the following described property: Georgia Records, as last transferred to First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FFC, U.S. Bank National Association, as Trustee, successor in interest to Bank of America, N.A., as Trustee, successor be to LaSalle Bank National Association, as Trustee by assignment merger to LaSalle Bank National Association, as Trustee by assignment recorded in Deed Book 57422, Page 359, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of FORTY-ONE THOUSAND FIVE HUNDRED FIVE AND 0/100 DOLLARS (\$41,505.00), 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 on the first Tuesday in June, 2023, the following described property: SEE EXHIBIT A AND MADE A PART HERE-OF

erty: That certain condominium unit lying and being in Land Lot 5 of the 7th District, Gwinnett Coun-District, Gwinnett Country, 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 gia Records, which plais is incorporated herein by reference and made a part hereof; and as shown on Floor Plans recorded as Condominium 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 percentage of undivided interest in the common elements of The Arbors at Sugarloaf Condominium, as set forth and provided in that certain Declaration of Codominium for The Arbors at Sugarloaf Condominum by Beazer Homes Corp., a Tennessee corporation, recorded in Deed Book 37467, Page 347 afferserid records: poration, recorded in Deed Book 37467, Page 247, aforesaid records; 247, atoresaid records; as amended from time to time as provided therein; said Unit being known as Unit 2404 in Building 24 and having an address of 823 Tulip Poplar Way, Lawrenceville, GA. The debt secured by said Security Deed has been and is hereby declared. 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

Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: PHH Mortgage Corporation they can be contacted at 1-800-750-2518 for Loss Mitigation Dept, or by writing to 1661 Worthing-

Mitigation Dept, or by writing to 1661 Worthing-ham Rd., Ste. 100, West Palm Beach, Florida 33409, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey

by an accurate survey and inspection of the property, any assess-ments, liens, encum-brances, zoning ordi-nances, restrictions, covenants, and matters

OF 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

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 attorney fees (notice pursuant to

(notice pursuant to O.C.G.A. § 13-1-11 having

O.C.G.A. § 13-1-11 naving 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 mat-

ing authority, any mat-ters which might be dis-

ters which might be dis-closed by an accurate survey and inspection of the property, any assess-ments, liens, encum-brances, zoning ordi-nances, restrictions, covenants, and any mat-ters of record including,

default, this sale will be made for the purpose of paying the same and all expenses of this sale, as expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

Said property is commonly known as 823 Tulip Poplar Way, Lawrenceville, GA 30044 together with all fixtures and personal property at-

Foreclosures

9075

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): Yesenia Santana or tenant or tenants.

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

PHH Mortgage Corpora-tion 1661 Worthington Rd Suite 100 West Palm Beach, FL 33409 (800) 750-2518

Seach, FL 3349 (800)
750-2518
Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and against the property whether due and payable or not yet disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, estrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of iudicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not provided until final confirmation and audit of the status of the loan as provided immediately above.

the status of the loan as provided immediately above.

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE UNDER THE INDENTURE RELATING TO IMH ASSETS CORP., COLLATERALIZED ASSET-BACKED BONDS, SERIES 2005-8 as agent and Aftorney in Fact for Yesenia Santana Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400.

1017-6095A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-6095A

USED FOR THAT PURPOSE. 1017-6095A

55/10/2032, 05/31/2023.

Gpn11

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DESCRIPTION. A.P.N.
#: R4347 151 Said legal
description being controlling, however the property is more commonly
known as 4368 James
Wade Dr., Snellville, GA
30039. The indebtedness
secured by said Security
Deed has been and is
hereby declared due because of default under
the terms of said Security
Deed. The indebtedness remaining in default, this sale will be
made for the purpose of
paying the same, all expenses of the sale, including attorneys fees
(notice to collect same
having been given) and
all other payments provided for under the
terms of the Security
Deed. Said property will
be sold on an as-is basis
without any representation. warranty or re-Gpn11
gdp1036
NOTICE OF
FORECLOSURE SALE
UNDER POWER
GWINNETT COUNTY,
GEORGIA
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Rodney R. Logan and Mutchie Roberts
to Mortgage Electronic
Registration Systems,
Inc., as grantee, as nomito Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Fremont Investment & Loan, dated May 25, 2006, and recorded in Deed Book 46648, Page 9073, Gwinnett Country, Georgia Records, as last transferred to Deutsche Bank National Trustee for the Pooling and Servicing Agreement Dated as of November 1, 2006 Securitized Asset Backed Receivables LLC Trust 2006-FR4 by assignment recorded on April 17, 2009 in Book 49419 Page 86 in the Office of the Clerk of Superior Court of Gwinnett Country, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Fifty-Two Thousand and 0/100 dollars (\$1552,000.00), with be sold on an as-is basis without any representation, warranty or recourse against the abovenamed or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; asessments; 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 EARL D CRAWFORD, or tenants (s). The sale will be conducted subject (1) to confirmation and audit of the stuy of the loan with the without any representaoriginal principal amount of One Hundred FiftyTwo Thousand and 0/100 dollars (\$152,000.00), 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 Gwinnett County, Georgia, within the legal hours of sale on June 6, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 202 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 13, BLOCK B, HUNTER'S RIDGE SUBDIVISION, UNIT I AS PER PLAT RECORDED IN PLAT BOOK 103, PAGE 173, GWINNETT COUNTY, GEORGIA RECORDED IN PLAT BOOK 103, PAGE 173, GWINNETT COUNTY, GEORGIA RECORDED LAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS SID DESCRIPTION S SID 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 required by
law to do so) is: PennyMac Loan Services, LLC,
Loss Mitigation Dept.,
3043 Townsgate Road
Suite 200, Westlake Village, CA 91361. Tele-Suite 200, Westlake Village, CA 91361, Telephone Number: 1- 866-549-3583. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. PENNYMAC LOAN SERVICES, Lac as Attorney in Fact for ED HEREIN BY IHIS
REFERENCE AND
MADE A PART OF THIS
DESCRIPTION. SAID
PROPERTY BEING
KNOWN AS 1382
DOBGER WAY ACCORDING TO THE
PRESENT SYSTEM OF
NUMBERING HOUSES
IN GWINNETT COUNTY, GEORGIA. 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 LOAN SERVICES, LLC
as Attorney in Fact for
EARL D CRAWFORD
THE BELOW LAW
FIRM MAY BE HELD
TO BE ACTING AS A
DEBT COLLECTOR,
UNDER FEDERAL
LAW. IF SO, ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. Attorney Contact:
Rubin Lublin, LLC, 3185
Avalon Ridge Place, fault, 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 Security Deed and by law, including attorneys fees (notice Kubin Lublin, LLC, 3145
Avalon Ridge Place,
Suite 100, Peachtree Corners, GA 30071 Telephone
Number: (877) 813-0992
Case No. PNY-22-06316-6
Ad Run Dates 05/10/2023,
05/17/2023, 05/24/2023,
7/5912, com/property-

of record superior to the Security Deed first set out above. To the best knowledge and belief of knowledge and belief of the undersigned, the party in possession of the property is Rodney R. Logan or tenant(s); and said property is more commonly known as 1382 Dodger Way, Lawrenceville, GA 30045. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the

Foreclosures

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Foreclosures

sold by the undersigned at public outcry to the highest bidder for cash

at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on June 6, 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:

GOOD STATE OF THE PROPERTY OF STATE OF

mation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure.

Deutsche Bank National Deutsche Bank National Trust Company, as Trustee for the Pooling and Servicing Agreement Dated as of November 1, 2006 Securitized Asset Backed Receivables LLC Trust 2006-FR4 as Attor-ney in Fact for Rodney R. Logan and Mutchie Roberts. Brock & Drock Scott, PLLC 4360 Cham-blee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-11684

5/10,17,22,31,2023

PLAT IS INCORPORATED HEREIN BY REFERNCE, BEING PROPERTY KNOWN AS 4930 SPRING PARK CIRCLE, SUWANEE, GEORGÍA 30024 ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTIES IN SAID COUNTY. TAX ID: R7284100.
THIS SALE IS MADE SUBJECT TO THAT SECURITY DEED IN THE AMOUNT OF \$256,706.00, RECORDED ON 8/8/2011 IN DEED BOOK 50810, PAGE 615, AFORESAID RECORDS.
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 an other of the course of the cours GPN11
gdp1037
NOTICE OF SALE
UNDER POWER GEORGIA, GWINNET
COUNTY
By virtue of a Power of
Sale contained in that
certain Security Deed
from EARL D CRAWFORD to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS
INC. AS GRANTEE, AS
NOMINEE FOR MORTGAGE
RESEARCH
CENTER, LLC
DBA
VETERANS
UNITED
HOMES LOANS, dated
March 18, 2019, recorded
March 20, 2019, in Deed
Book 56475, Page 00060,
Gwinnett County, Georgia Records, said Security
peed having been given to secure a Note of
even date in the original
principal amount of One
Hundred
Fifty-Two and 00/100 dollars (\$198,852.00), with
interest thereon as provided for therein, Sold
conditions of the proload of the principal conditions of the pronyMac Loan Services,
LLC, there will be sold at
public outcry to the highest bidder for cash at the
Gwinnett County Courthouse, within the legal
hours of sale on the first
Tuesday in June, 2023, all
property described in
said Security Deed
in Sale Sold on the
First
Tuesday in June, 2023, all
property described in
said Security Deed
in Sale Sold on the
First
Tuesday in June, 2023, all
property described in
said Security Deed
in Sale Sold on the
First
Tuesday in June, 2023, all
property described in
said Security Deed
in Sale Sold on the
First
Tuesday in June, 2023, all
property described in
said Security Deed
in Sale Sold on the
First
Tuesday in June, 2023, all
property described in
said Security On the
Sold Records
The All District
The All District default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). tenants.

neys fees having been given). Said property is commonly known as 4930 Spring Park Cir., Suwanee, GA 30024-7345 to gether with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Maxim D. Povolotsky and Nelya Povolotsky and Nelya Povolotsky or tenant or

tenants.
JPMorgan Chase Bank,
NA is the entity or individual designated who
shall have full authority
to negotiate, amend and
modify all terms of the
mortgage.
JPMorgan Chase Bank,
NA Hamenwarer's Assis-

mortgage.

JPMorgan Chase Bank,
NA Homeowner's Assistance Department 3415
Vision Drive Columbus,
Ohio 43219 1-866-550-5705
Note, however, that such
entity or individual is not
required by law to negotiate, amend or modify
the terms of the loan.
Said property will be sold
subject to: (a) any outstanding ad valorem taxes (including taxes which
are a lien, but not yet
due and payable), (b) unpaid water or sewage
bills that constitute a lien
against the property
whether due and payable
or not yet due and
payable and which may
not be of record, (c) the
right of redemption of
any taxing authority, (d)
any matters which might
be disclosed by an accurate survey and inspecbe disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the state of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-

holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

JPMorgan Chase Bank,

National Association agent and Attorney in Fact for Maxim D. Po-volotsky and Nelya Po-

JPMorgan Chase Bank

volotsky and Nelya Povolotsky
Aldridge Pite, LLP, 6
Piedmont Center, 3325
Piedmont Road, N.E.,
Suite 700, Atlanta, Georgia 30305, (404) 994-7637.
1031-3844A
THIS LAW FIRM MAY
BE ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. 1031-3844A
05/10/2023, 05/17/2023,

Gpn11

ferred to PHH Mortagae Corporation by assignment recorded on April 6, 2022 in Book 59845 Page 295 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Twelve 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 Gwinnett County, Georgia, within the legal hours of sale on June 6, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYTHING AND BEING IN LAND LOT 78 OF THE CHAND LOT 78 OF THE CHERK OF SUPERIOR COURT OF GWINTONETT COUNTY, GEORGIA, BEING LOT 7, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF GWINTONETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DE-

rlselaw.com/property-listing

5/10,17,22,31,2023

Gpn11

gpn11 gdp1038 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY Pursuant to the Power of

Pursuant to the Power of Sale contained in a Security Deed given by Maxim D. Povolotsky and Nelya Povolotsky to JP-Morgan Chase Bank, National Association dated 7/17/2008 and recorded in Deed Book 48991 Page 816 Gwinnett County, Georgia records; as last transferred to an according to the country of the second second

transferred to or acquired by JPMorgan Chase Bank, National As-

sociation, conveying the after-described property to secure a Note in the original principal amount of \$250,000.00, with interest at the rate specified therein, there will be

gdp1039 NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY,

05/10/2023 05/17/2023*,* 05/24/2023, 05/31/2023. GWINNETT COUNTY,
GEORGIA
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Jackie Hudson
to Mortgage Electronic
Registration Systems,
Inc., as grantee, as nominee, for Homeward Residential, Inc., dated
September 24, 2015, and
recorded in Deed Book
53853, Page 0247, Gwinnett County, Georgia
Records, as last transferred to PHH Mortgage
Corporation by assign-