Foreclosures

Foreclosures

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 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 SCRIPTION. The debt expenses of this sale, as provided in Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). 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 Mortgage Corporation they can be contacted at 1.800-750-2518 for Loss Mitigation Dept, or by writing to 1.661 Worthingham Rd., Ste. 100, West Palm Beach, Florida 33409, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any autstanding ad valty 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 and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the porty in possession of the property is GS Mortgage Backed Securities Trust 2019-SL1, U.S. Bank Trust National Association or tenant(s); and said property is more commonly known as 1487 Pine St, Stone Mountain, GA 30087. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the strus of the loan with the holder of the security deed and (3) any right of redemption or other lien on extinguished by foreclosure.

PHH Mortgage Corporation as Attorney in Fact for Jackie Hudson. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-07307

5/10,17,22,31,2023 9dp1040 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT By virtue of a Power of Sale contained in that certain Security Deed from BRIAN TERRELL from BRIAN TERRELL
to Argent Mortgage
Company, LLC, dated
May 26, 2004, recorded
July 26, 2004, in Deed
Book 39206, Page 130,
Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of
even date in the original
principal amount of One even date in the original principal amount of One Hundred Twenty-Eight Thousand Two Hundred Fifty and 00/100 dollars (\$128,250.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Deutsche Bank National Trust Company, as Trustee, on behalf of National Trust Company, as Trustee, on behalf of the registered holders of GSAMP Trust 2004-AR2, Mortgage Pass-Through Certificates, Series 2004-AR2, 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 insaid Security Deed in-cluding but not limited to Suid Security Deed in Cluding but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 86 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 6, BLOCK A, KIMBERLY WOODS SUBDIVISION, UNIT I, ACCORDING TO PLAT RECORDING TO PLAT RECORDED IN PLAT BOOK Y, PAGE 47, GWINNETT COUNTY RECORDS, SAID PLAT IS INCORPORATED HEREIN HEREOF FOR A MORE COMPLETE DESCRIPTION. BEING IMPROVED PROPERTY KNOWN AS 3214 KIMPEDIX MOODS KNOWN AS 3214 KIMBERLY WOODS RNOWN AS 3214 KIMPERSENTY WOODS
COURT, ACCORDING
TO THE PRESENT SYSTEM OF NUMBERING
HOUSES IN GWINNETT
COUNTY, GEORGIA.
Soid legal description being controlling, however
the property is more
commonly known as 3214
Kimberly Woods Ct, Lilburn, GA 30047. 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

having been given) and all other payments pro-

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 follow.

signed. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions;

sessments; liens; encum-brances; restrictions; covenants, and any other matters of record superi-or to said Security Deed. To the best of the knowl-edge and belief of the un-dersigned, the owner and party in possession of the property is BRIAN TER-REIL: or tengats(s)

party in possession of the property is BRIAN TER-RELL, or 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 Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (alterms of the loan (alterms of the loan (alterms of the loan). Select Portfolio Servicing, Inc., Loss Mitigation Dept., 3217 S. Decker Lake Dr., Salt Lake Citty, UT 84119, Telephone Number: 8818-6032. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured

162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, ON BEHALF OF THE REGISTERED HOLDERS OF GSAMP

9075 Foreclosures TRUST 2004-AR2, MORT-GAGE PASS-THROUGH CERTIFICATES, SE-RIES 2004-AR2 as Attor RIES 2004-AR2 as Attorney in Fact for BRIAN TERRELL 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: 9075

Foreclosures

ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 24 OF THE

ING AND BEING IN LAND LOT 24 OF THE 6TH DISTRICT, GWIN-METT COUNTY, GEORGIA, AND BEING LOT 12, BLOCK C, MEADOW HILL SUBDIVISION, UNIT ONE, ACCORDING TO PLAT RECORDED IN PLAT BOOK 22, PAGE 248, GWINNETT COUNTY, GEORGIA RECORDS, INCORPORATED HEREIN BY REFERENCE.

ADDRESS: 3411 BORDER DR.; STONE MOUNTAIN, GA 3087 TAX MAP OR PARCEL ID NO.: R6024016 Being read property commonly known as 3411 Border Drive, Stone Mountain, GA 30087. The debt secured by the above-referenced security deed has been declared due because of the default in the part of the count of the per the

clared due because of the default in the payment of said debt per the terms of the note and other possible defaults by the borrower or the successor thereto. The debt remaining in default, this sale will be made for the purpose of paying the debt and all expenses of this sale including attorneys fees (notice of intent to collect attorneys fees having been given).

neys fees having been given).
Said sale will be made subject to the following items which may af fect the title to saidproperty:
All restrictive covenants, easements and rights-of-way appearing of record, if any; all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; all outstanding or unpaid bills and assessments for street improvements, curbing, garbage, water, sewage and public utilities which may be liens upon said property; and any outstanding taxes, assessments and other liens superior to the security feed heing foreclosed

ments and other liens su-perior to the security deed being foreclosed hereby. To the best knowledge and belief of the undersigned, the above-described property is in the possession of the borrower and/or other persons with the consent and acquiescence of the borrower.

POSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Cor-ners, GA 30071 Telephone Number: (877) 813-0992 Case No. SPS-12-13768-12 Ad Run Dates 05/10/2023. 05/17/2023, 05/24/2023, 05/31/2023

rlselaw.com/property-listing

5/10,17,22,31,2023

Gpn11

Gpn11 gdp1042 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY GEORGIA, GWINNETT COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from JEREMY BY DUGAN to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS, dated July 31, 2017, recorded July 31, 2017, recorded July 31, 2017, recorded July 31, 2017, in Deed Book 55299, Page 25, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Twenty-Five Thousand and 00/100 dolars (\$225,000.00), with lars (\$225,000.00), wit interest thereon as provided for therein, sai interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to PennyMac 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 including but not limited to the following described property: All that Tract or Percel of land lying and being in land Lot 148 of the 7th District, Gwinnett County, Georgia, being Lot 65, Block A, Brook Forest Subdivision, Unit Three, as per plat recorded in Plat Records, which Plat is hereby incorporated herein by reference thereto and made a part of this description being controlling, however the property is more commonly known as 662 SPRINGTOR DR, LAWRENCEVILLE, GA 30043. The indebtedness secured by said Security

and acquiescence of the borrower. Pursuant to O.C.G.A. § 44-14-162.2, the name, address and telephone number of the person or entity who shall have full authority to negotiate, amend, or modify all terms of the above-described mortgage is as follows:
Real Time Resolutions, Inc. Inc. 1349 Empire Central Dr., 1349 Empire Central Dr., Suite 150 Dallas, TX 75247 888-535-7970 The foregoing notwithstanding, nothing in O.C.G.A. § 44-14-162.2 shall be construed to require RRA CP Opportunity Trust 1 to negotiate, amend, or modify the terms of the Security Deed described herein. LAWRENCEVILLE, GA 30043. 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 the terms of the Security
Deed described herein.
RRA CP Opportunity
Trust 1 as Attorney in
Fact for Cedric Floyd Sr
and Nadine Floyd Sr
attorney Contact:
Miller, George & Con cluding attorneys tees (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 above named 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; as-30071 Phone: 404-793-1447

tion of the property; all zoning ordinances; assessments; 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 JEREMY R DUGAN, or tenants(s). The sale will be conducted subject (1) to confired

and conduction that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the states

tion and audit of the sta-tus of the loan with the holder of the Security Deed. The entity having full authority to negoti-ate, amend or modify all

ate, amend or modify all terms of the loan (although not required by law to do so) is: Penny-Mac Loan Services, LLC, Loss Mitigation Dept., 3043 Townsgate Road 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

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, LLC as Attorney in Fact for JEREMY R DUGAN THE BELOW LAW FIRM MAY BE HELD

JEREMY R DUGAN
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, 3145
Avalon Ridge Place,
Suite 100, Peachtree Corners, GA 30071 Telephone
Number: (877) 813-0992
Case No. PNY-23-01715-1
Ad Run Dates 05/10/2023,

Ad Run Dates 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023

rlselaw.com/property-listing

5/10,17,22,31,2023

Gpn11 gdp1042

NOTICE OF SALE UNDER POWER
STATE OF GEORGIA
GWINNETT COUNTY
By virtue of a power of
sale contained in a certain security deed from
Cedric Floyd Sr
and Nadine Floyd to
Mortgage Electronic
Registration Systems,
Inc., as grantee, as nomi-

Inc., as grantee, as nomi-nee for MBNA America

nee for MBNA America (Delaware), N.A., its successors and assigns and recorded in Book No. 41610,Page No. 0131 Gwinnett County records given to secure a note in the original amount of \$39,611.00 with interest

on the unpaid balance un-til paid, as last assigned to Wilmington Fund Sav-

ings Society, as trustee of the RRA CP Opportu-

of the RRA CP Opportunity Trust 1 by virtue of the assignment recorded at Book 60543 Page 848 in the Gwinnett County records, the following described property will be sold at public outcry to the highest bidder for cash at the courthouse door of GWINNETT COUNTY, Georgia, or such other location within the legal hours of sale on the first Tuesday in June 06, 2023, to wift: June 06, 2023, the following described property:

Phone: 404-793-1447
FOX: 404-738-1558
23GA104-0003
THIS COMMUNICATION
IS FROM A DEBT COLLECTOR ATTEMPTING
TO COLLECT A DEBT.
ANY INFORMATION
OBTAINED WILL BE
USED FOR THAT PURPOSE.
05/10/2023. 05/17/2023. 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023.

Gpn11 gdp1043 GPN11
gdp1043
NOTICE OF SALE
UNDER POWER
GEORGIA, GWINNETT
COUNTY
By virtue of a Power of
Sale contained in that
certain Security Deed
from PAUL BRIAN GIBSON to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS
INC. AS GRANTEE, AS
NOMINEE FOR
LENDUS, LLC, dated
September 18, 2020,
recorded September 18, 2020, in Deed Book 57870,
Page 113, Gwinnett County, Georgia Records, said
Security Deed having
been given to secure a
Note of even date in the
original principal amount
of Two Hundred ThirtyTwo Thousand Eight
Hundred and 00/100 dollars (\$232,800.00), winterest thereon as provided for therein, sold
Security Deed having
been given to secure a
Note of even date in the
original principal amount
of Two Hundred ThirtyTwo Thousand Eight
Hundred and 00/100 dollars (\$232,800.00), winterest thereon as provided for therein, sold, assigned
and transferred to Pen-Security Deed having been last sold, assigned and transferred to Penand transferred to PennyMac 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 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 1 OF THE 1ST DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 1. BLOCK A. BRIARGLEN AT IVY CREEK SUBDIVISION, AS PER PLAT RECORDED IN GLEN AT IVY CREEK SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 55, PAGE 56 AND REVISED PLAT RECORDED IN PLAT BOOK 57, PAGE 149, GWINNETT COUNTY RECORDS, WHICH GWINNETT COUNTY
RECORDS, WHICH
RECORDED PLAT IS
INCORPORATED
HEREIN BY REFERENCE AND MADE A
PART OF THIS DESCRIPTION. Said legal
description being controlling, however the property is more commonly
known as 3050 IVY MIL
DR, BUFORD, GA 30519.
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 deness remaining in de-fault, this sale will be made for the purpose of 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 representawithout any representa-tion, warranty or re-course against the abovecourse agains the above-named or the under-signed. The sale will also be subject to the follow-ing items which may af-fect the title: any out-standing ad valorem tax-es (including taxes which are a lien, whether or not

now due and payable); the right of redemption

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; acsesments; 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 PAUL BRI-AN GIBSON, ESTATE AND/ OR HEIRS OF

Foreclosures 9075 9075 LAW OF PAUL

GIBSON , or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (alterns of the loan (alte ate, amend or modify all terms of the loan (although not required by law to do so) is: Penny-Mac Loan Services, LLC, Loss Mitigation Dept., 3043 Townsgate Road Suite 200, Westlake Village, CA 91361, Telephone Number: 1-86-549-3583. 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, LLC as Attorney in Fact for PAUL BRIAN GIBSON 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 PIRE

LAW. IF SO, ANY IN-FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Cor-ners, GA 30071 Telephone Number: (877) 813-0992 Case No. PNY-23-01739-1 Ad Run Dates 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023 rIselaw.com/property-listing#

5/10,17,22,31,2023

GPN11
gdp1044
NOTICE OF SALE
UNDER POWER
GEORGIA, GWINNETT
COUNTY
By virtue of a Power of
Sale contained in that
certain Security Deed
from DIONNA ANITA
HAYNES to MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS INC. AS
GRANTEE, AS NOMINEE FOR QUICKEN
LOANS INC., dated
September 24, 2018,
in Deed Book 56196, Page
673, Gwinnett County,
Georgia Records, said
Security Deed having
been given to secure a
Note of even deta in the Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Three Hundred Eleven Thousand Three Hundred Eleven Thousand Three Hundred Eleven Thousand Three Hundred Fifty-Five and 00/100 dolars (\$311,355.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Rocket Mortgage, LLC fk/a Quicken Loans, LLC fk/a Quicken Loans, LLC fk/a Quicken Loans, LLC fk/a Quicken Loans Inc., 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 including but not limited to the following described property: ALL THAT TRACT AND PARCEL THAT TRACT AND PARCEL THAT TRACT AND PARCEL STRICT, G.M., GWINNETT COUNTY, GEORGIA, AND BEING LOT 9, BLOCK A OF NORTH NETT COUNTY, GEORGIA, AND BEING LOT
GIA, AND BEING LOT
GWINNETT ESTATES,
AND BEING MORE
PARTICULARLY DESCRIBED AND DELINEATED ACCORDING
TO A PLAT AND SURYEY PREPARED BY
W.T. DUNAHOO AND
ASSOCIATES, INC.,
CERTIFIED W.T.
DUNAHOO, GEORGIA
REGISTERED SURVEYOR NO. 1577, DATED APRIL 29, 1992, ENTILLED & & 1992, EN-TITLED " CLOS-ING PLAT FOR JAMES

ING PLAT FOR JAMES
W. DINNAN"
SAID PLAT BEING
RECORDED IN THE
OFFICE OF THE
CLERK OF THE SUPERIOR COURT OF GWINNETT COUNTY, GEORGIA, IN PLAT BOOK 57,
PAGE 291-A, WHICH
SAID PLAT AND THE
BECORDED THEREOE SAID PLAT AND THE RECORDED THEREOF RECORDED THEREOF ARE BY SPECIFIC REFERENCE HERETO INCORPORATED HEREIN FOR A MORE COMPLETE AND DE TAILED DESCRIPTION. Said legal description be-ing controlling, however the property is more commonly known as 3281 HADDON HALL DR, HADDON HALL DR, BUFORD, GA 30519. The indebtedness secured by said Security Deed has been and is hereby de-

clared due because of de-fault under the terms of said Security Deed. The said security Deed. In eindebtedness 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 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; assesments; liens; encumbrances; restrictions of the property sollowing the security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property; ID DONNA ANITA HAYNES, or tentation.

ANITA HAYNES, or 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 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)

loan (although not required by law to do so) is: Rocket Mortgage, LLC fl/k/a Quicken Loans, LLC, Loss Mitigation Dept., 635 Woodward Ave., Detroit, MI 48226, Telephone Number: (800) 508- 0944. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured

162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS, NC as attarney in Eart

UNDER POWER UNDER POWER
Because of a default under the terms of the Security Deed executed by
Lori Gayle Burns to Regions Bank d/b/a Regions
Mortgage dated December 20, 2013, and recorded in Deed Book 52711,
Page 157, Gwinnett County Records, securing of Note in the original prin-QUICKEN LOANS, LLC
FIK/A QUICKEN LOANS
INC. as Attorney in Fact
for DIONNA ANITA
HAYNES 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, 3145
Avalon Ridge Place,
Suite 100, Peachtree Corners, GA 30071 Telephone
Number: (877) 813-0992

Ty Records, securing and note in the original principal amount of \$270,400.00, 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 contained in said Deed, will on the first Tuesday, June 6, 2023, during the legal hours of sale, before the Courthouse door in said Country, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 372 AND 373 OF dersigned, the owner and party in possession of the party in possession of the property is DION A. BAYNARD, or 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 state of the born with the AND BEING IN LAND
LOTS 372 AND 373 OF
THE 7TH DISTRICT OF
GWINNETT COUNTY,
GEORGIA, BEING 1.275
ACRES AND MORE
PARTICULARLY DESCRIBED BY PLAT OF
SURVEY DATED
SEPTEMBER 4, 1992,
PREPARED BY tion and audit of the sta-tus of the loan with the holder of the Security Deed. The entity having full authority to negoti-ate, amend or modify all terms of the loan (al-though not required by law to do so) is: Nation-star Mortgage LLC, Loss Mitigation Dept., 8950

Foreclosures Case No. QKN-23-01647-1 Ad Run Dates 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023 rlselaw.com/property-listing

5/10,17,22,31,2023

Gpn11 gdp1045 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 Brian D Walsh
to Mortgage Electronic
Registration Systems,
Inc., as grantee, as nominee for PHH Home
Loans, LLC dba Sunbelt
Lending Services, it's successors and assigns, dated October 28, 2016,
recorded in 54698, Page
648, Gwinnett County,
Georgia Records, as last
transferred to Lakeview
Loan Servicing, LLC by
assignment recorded in
Deed Book 60237, Page
734, Gwinnett County,
Georgia Records, conveying the after-described property to secure a Note in the original principal amount of
ONE
HUNDRED
FORTY-ONE
SAND THOU
DRED
NINETY-ONE
AND 0/100 DOLLARS
(\$141,391.00), 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 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, 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). The debt secured by said

en). 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 discussed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, brances, zoning ordi-nances, restrictions, covenants, and any mat-ters 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 repre-sentation, warranty or recourse against the above-named or the un-

sentiality, warranty the above-named or the undersigned.
Lakeview Loan Servicing, LLC is the holder of the Security Deed to the property in accordance withOCGA § 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.

property is more commonly known as 2095
Uniwattee TRL, Dacula, Georgia 30019. Should a conflict arise between the property address and the legal description the legal description will control.

The sale will be conduct-

ed 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 Brian D Walsh McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
17:58
Page 2
EXHIBIT A
All that tract or parcel of
land lying and being in
Land Lots 264, 280, and
281 of the 5th District of
Gwinnett County, Georgia, being Lot 10, Block
B of Sweetgum Subdivision, Unit One, as per
Plat thereof recorded in
Plat Book 46, Page 272,
Gwinnett County, Georgia, records, which Plat
is incorporated herein
and made a part hereof
by reference for a more
detailed description; and
being known as 2095 Uniwattee Trail, according
to the present system of
numbering property in
Gwinnett County, Georgia.
Being the same property

gia.
Being the same property conveyed by deed recorded in Deed Book 5549, Page 340, aforesaid records. MR/mac 6/6/23 Our file no. 22-09104GA -

05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023.

Gpn11 gdp1046
STATE OF GEORGIA
COUNTY OF
GWINNETT
NOTICE OF SALE

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; assessments; 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

THOMAS WOOD & ASSOC. CERTIFIED BY THOMAS WOOD, REGISTERED SURVEYOR NO. 1990 AND BEING RECORDED AT PLAT BOOK 57, PAGE 150-A, GWINNETT COUNTY, GEORGIA RECORD THEREORD BEING THE SAME AS THE WARRANTY DEED AND EASEMENT FOR

Foreclosures

ING THE SAME AS THE WARRANTY DEED AND EASEMENT FOR INGRESS AND EGRESS FROM THOMAS HOWELL GREEN TO WILLIAMSON AND BEVERLY WILLIAMSON, DATED JANUARY 10, 1986, RECORDED AT DEED BOOK 3333, PAGE 298, TOGETHER WITH ANY RIGHTS GRANTORS TOGETHER WITH ANY RIGHTS GRANTORS MAY HAVE IN THAT CERTAIN EASEMENT SET OUT IN WARRANTY DEED AT DEED BOOK 22, PAGE 298, GWINNETT COUNTY IS known as 1766 Green Road, Buford, GA 30518, together with all fixtures and personal property at ached to and constitutions. and personal property attached to and constituting a part of said property, if any. This conveyance is made subject to that certain Security Deed in favor of Branch Banking and Trust Company, recorded in Deed Book 44602, page 1, Gwinnett County Records. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are ing ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, overants, and matters covenants, and matters

nances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale 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 possesion of Lori Gayle Burns, successor in interest or tenant(s). Regions Bank dba Regions Mortgage as Attorney-in-Fact for Lori Gayle Burns File no. 15-050702

LOGS LEGAL GROUP Gdyle Burns File no. 15050702
LOGS LEGAL GROUP
LLP* Attorneys and
Counselors at Law 21
Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA 30346 (770) 2202535/**CF REFERENCE INITIALS***
https://www.logs.com/
*THE LAW FIRM IS
ACTING AS A DEBT
COLLECTOR. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.

5/10,17,22,31,2023

Gpn11

GPn11
gdp1047
NOTICE OF SALE
UNDER POWER
GEORGIA, GWINNETT
COUNTY
By virtue of a Power of
Sale contained in that
certain Security Deed
from DION A. BAYNARD to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS
INC. AS GRANTEE, AS
NOMINEE FOR ACCREDITED HOME
LENDERS, INC, dated
August 11, 2003, recorded
August 11, 2003, recorded
Captember 23, 2003, in
Deed Book 34934, Page
0026, Gwinnett County,
Georgia Records, sould 0026, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Fifty-Eight Thousand Twenty and 00/100 dollars (\$258.02.00), with interest thereon as provided for therein, said Security Deed having been last of intent to collect attorneys fees having been given). The entity having gluent. The emily 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 Dotte for therein, said Security Deed having been last sold, assigned and transferred to New Residential Mortgage Loan Trust 2018-1, there will be sold at public outcry to the highest bidder for cash at the Gwinnett Countrouse, within the legal hours of sale on the first Tuesday in June, 2023, all property described in said Security Deed including but not 1-800-750-2518 for Loss Mitigation Dept, or by writing to 1661 Worthington Rd., Ste. 100, West Pallm 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 scribed 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 56 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING LOT 58 which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the DISTRICT, GWINNETT,
COUNTY, GEORGIA,
AND BEING LOT SR,
BLOCK C OF TURTLE
CREEK LAKE, AS PER
PLAT RECORDED IN
PLAT BOOK 84, PAGES
208 AND 209 OF GWINNETT COUNTY, GEORGIA RECORDS. SAID
PLAT IS INCORPORATED HEREIN AND
MADE A PART HEREOF, Said legal description being controlling,
however the property is
more commonly known knowledge and belief of the undersigned, the party in possession of the property is Wade Bowen and Tina L. Bowen or tenant(s); and said property is more commonly known as 600 Roland Manor Dr, Dacula, GA 30019. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemtion or other lien not extinguished by foreclosure. The Bank of New York Mellon, fk/a as successor trustee to JPMORGAN CHASE BANK, N.A., as Trustee more commonly known as 1456 WHISPERWOOD COURT, LAWRENCEVILLE, GA COURT,
LAWRENCEVILLE, GA
30043. 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 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 and payable); the right of redemption of any taxing authority; matters which would be

JPMORGAN CHASE BANK, N.A., as Trustee for Soundview Home Loan Trust 2005-CTX1, Asset-Backed Certificates, Series 2005-CTX1 as Attorney in Fact for Wade Bowen and Tina L. Bowen. Brock & Scott, PLLC 4360 Chamblee Dun-woody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 23-04671 5/10,17,22,31,2023

Gpn11 GPn11
gdp1049
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 Robert L. Sullivan III a/k/a Robert L.
Sullivan and Barbara D.
Sullivan to Mortgage
Electronic Registration
Systems, Inc., as
grantee, as nominee for Systems, Inc., as grantee, as nominee for Suntrust Mortgage Inc., dated July 7, 2008, and recorded in Deed Book 48973, Page 373, Gwinnett 48973, Fage 373, Swilliam County, Georgia Records, as last trans-ferred to Truist Bank, successor by merger to SunTrust Bank by assign-ment recorded on ment recorded on November 15, 2012 in Book 51798 Page 37 in the Office of the Clerk of Su-perior Court of Gwinnett

County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount

Foreclosures 9075 Foreclosures Hundred Eighty-Four and 0/100 Thousand dollars

9075 Cypress Waters Blvd,
Coppell, TX 75019, Telephone Number: 888-4802432/833-685- 8589. Nothing in O.C.G.A. Section
44-14-162.2 shall be construed to require a secured creditor to negatiate, amend, or modify the terms of the mortgage instrument. NEW
RESIDENTIAL MORTGAGE LOAN TRUST
2018-1 as Attorney in
Fact for DION A. BAYNARD 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 LUSI, 3145
Avalon Ridge Place,
Suite 100, Peachtree Corners, GA 30071 Telephone
Number: (877) 813-0992
Case No. NAT-23-00034-4
Ad Run Dates 05/10/2023,
65/17/2023, 05/7/2023,
65/17/2023, 05/7/2023,
65/17/2023, 05/7/2023,
65/17/2023,
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65/17/2023,
65/17/2023,
65/17/2023,
65/17/2023,
65/17/2023, and 0/100 c (\$384,000.00), with est thereon as set forth therein, there will be sold at public outry 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 88 of the 5th District, Gwinnett County, Georgia, being Lot 74, Block D, Northforke Plantation, Unit Five, as per plat recorded in Plat Book 66, Page 11, Gwinnett County, Georgia, Records, Which plat is hereby incorporated herein by reference. 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 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 of intent to collect attorneys fees having been given). The entity having being the same and all though not required by law to do so) is: Truist Bank, successor by merger to Suntrust Bank and and all though not required by law to do so) is: Truist Bank, successor by merger to Suntrust Bank hey can be contacted at (800) 443-1032 for Loss Avenue, Richmond, Virginia 23224, 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 discussed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, zoning ordinances. Ad Run Dates 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023 rlselaw.com/property-listing

5/10,17,22,31,2023 Gpn11

MOTICE OF FORECLOSURE SALE UNDER
POWER
GWINNETT COUNTY,
GEORGIA
Under and by virtue of
the Power of Sole contained in a Security Deed
given by Wade Bowen
and Tina L. Bowen to
Centex Home Equity
Company, LLC, dated
June 13, 2005, and recorded in Deed Book 43326,
rage 253, Gwinnett County, Georgia Records, as
last transferred to The
Bank of New York Mellon, ff/ka The Bank of
New York as successor
trustee to JPMORGAN
CHASE BANK, N.A., as
Trustee for Soundview
Home Loan Trust 2005CTX1, Asset-Backed Certificates, Series 2005CTX1 by assignment
recorded on July 23, 2020
in Book 57681 Page 00020
in the Office of the Clerk
of Superior Court of
Gwinnett County, Geor
gia Records, conveying
the after-described property to secure a Note in
the original principal
amount of Two Hundred
Twenty-Seven Thousand
Five Hundred and 07:00
dollars (S227,500.00), 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
ROCKY CREEK G.M.D.
1587 OF GWINNETT
COUNTY, GEORGIA,
BEING LO 28, BLOCK
A, ALEXANDER
MANOR SUBDIVISION,
UNIT 1, AS PER PLAT
RECORDED IN PLAT
BOOK 82, PAGE 235,
GWINNETT COUNTY,
GEORGIA,
BEING LO 28, BACGAINED
PREMISES. TAX ID#
RECORDED IN PLAT
BOOK 82, PAGE 235,
GWINNETT COUNTY,
GEORGIA RECORDS,
WHICH PLAT IS INCORPORATED HEREIN
AND BY THIS REFERENCE MADE A PART
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ENCE MADE A PART
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HEREIN
AND BEING LOTE
AND B

ments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Robert L. Sullivan or tenant(s); and said property is more commonly known as 1588 Greensboro Way, Grayson, GA 30017. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure. Truist Bank, successor by merger to SunTrust Bank ax Attorney in Fact for Robert L. Sullivan III (alk/a R

Gpn11

gpn11 gdp1050 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Security Deed from BONIFACIO BRAVO to MONIFACIO BRAVO to MONIFACIO BRAVIO to MONIFACIO BRAVIO BRAVIO BE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR EQUIFIRST CORPORATION, dated May 3, 2004, in Deed Book 38993, Page 200, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Thirty Deed now 100, 100, with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to New Residential Mortgage Loan Trust Solf, assigned and transferred to New Residential Mortgage Loan Trust 1017-6, 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 including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 185 OF THE 5TH DISTRICT, GWINNETT LOT 185 OF THE 5TH
DISTRICT, GWINNETT
COUNTY, GEORGIA,
BEING KNOWN AS LOT
15, BLOCK A OF CHANDLER WOODS, TRACT
ONE - EAST SIDE,
UNIT 1, PARCEL 001,
AS PER PLAT
RECORDED AT PLAT
BOOK 99, PAGE 23, AND
ALL REVISIONS OF
SAID PLAT RECORDED
AS OF THE DATE OF
RECORDING OF THIS
DEED, IF ANY, GWINNETT COUNTY, GEORVISED PLATS, IF ANY,
BEING INCORPORATED HEREIN AND
MADE A PART HEREOF BY REFERENCE
FOR A MORE COMPLETE DESCRIPTION
OF CAPTIONED PROP DESCRIPTION OF CAPTIONED PROPERTY AND BEING IMPROVED PROPERTY KNOWN AS 494 LEAFLET IVES DRIVE, LAWRENCEVILLE, GA 30045 ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGÍA. Said legal description being controlling, however ing controlling, however the property is more

9075 To the best of the knowledge and belief of the undersigned, the owner and dersigned, the owner and party in possession of the property is BONIFAC10 BRAVO, or 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 state of the loan with the holder of the Security Deed. The entity having full authority to negotibeed. The effilly fluting full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Nationstar Mortgage LLC, Loss Mitigation Dept., 8950 (Cypress Waters Blvd, Coppell, TX 75019, Telephone Number: 888-480-2432/833-685-8589. 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. NEW RESIDENTIAL MORTGAGE LOAN TRUST 2017-6 as Attorney in Fact for BONIFACIO BRAVO 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, 3145 Avalon Ridge Place, Sure 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 (Case No. NAT-20-01759-11 Ad Run Dates 05/01/2023, 05/31/2023

rlselaw.com/property-listing 5/10,17,22,31,2023

Gpn11

GPn11
gdp1052
NOTICE OF SALE
UNDER POWER
GEORGIA,
GWINNETT COUNTY
By virtue of a Power of
Sale contained in that
certain Security Deed
from HYUN HO YOON
and NARAE KIM to
MORTGAGE ELECTRONIC REGISTRA-

and NARAL KIM to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, dated March 28, 2019, recorded April 11, 2019, in Deed Book 56521, Page 00029, Gwinnett Country, said Security Deed having been given to secure a Note of even date in the original principal amount of Three to secure a Note of even date in the original principal amount of Three Hundred Nineteen Thousand and 00/100 dollars (\$319,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Nationstate Mortsage 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 including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 178 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 177, BLOCK B OF THE VILLAGE AT IVY CREEK, UNIT 1, PHASE 2, AS PER PLAT RECORDED IN PLAT BOOK 141, PAGE 244, ET. SQL, GWINNETT COUNTY RECORDS. GWINNETT COUNTY
RECORDS, WHICH
PLAT IS INCORPORATED HEREIN AND
MADE A PART HEREOF BY REFERENCE.
BEING PARCEL NO:
R7178 973 Said legal description being control
ling, however the property is more commonly
known as 3497 IVY
BIRCH WAY, BUFORD,
QA 30519. The indebtedness secured by said Security Deed has been and
is hereby declared due is hereby declared due because of default under the terms of said Security Deed. The indebted-ness remaining in de-fault, this sale will be made for the purpose of paying the same, all ex-penses of the sale, in-cluding attorneys fees (notice to collect same (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 afbe subject to the follow-ing items which may af-fect the title: any out-standing ad valorem tax-es (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspec-tion of the property; all

tion of the property; all coning ordinances; assessments; 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 HYUN HO YOON, NARAE KIM, or 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 Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do soi) is: Nationstar Mortgage LLC, Loss Mitigation Dept., 8950 Cypress Waters Blvd, Coppell, TX 75019, Telephone Number: 888-480-2432/833-685-8589. 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. Nationstar Mortgage LLC as Attorney in Fact for HYUN HO YOON, NARAE KIM 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, 3135 Avalon Ridse Place, Suite 100, Peachtree Corrers, GA 30071 Telephone Number: (877) 813-0992 Case No. NAT-32-014921. Ad Run Dates 05/10/2023, 05/17/2023, 05/31/2023 rIselaw.com/property-listing 5/10,17,22,31,2023 the property is more commonly known as 494 LEAFLET IVES DR, LAWRENCEVILLE, GA 30045. 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 expaying the same, all ex-penses of the sale, inpenses 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 undertion, warranty or re-course against the above-named or the under-signed. The sale will also be subject to the follow-ing items which may af-fect the title: any out-standing ad valorem tax-es (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspec-tion of the property; all zoning ordinances; as-sessments; liens; encum-brances; restrictions; covenants, and any other matters of record super-or to said Security Deed.

Gpn11

Gpn11
gdp1067
NOTICE OF SALE
UNDER POWER
GEORGIA, GWINNETT
COUNTY
By virtue of a Power of
Sale contained in that
certain Security Deed
from SCOTT SPOONAMORE to BANK OF
AMERICA, N.A., dated
August 15, 2019, recorded
September 25, 2019, in