9075

Foreclosures

subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unside the subject of t

paid water or sewage bills that constitute a lieu 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, liens, encumbrances, 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 be provided until final confirmation and audit of the status of the loan as provided immediately above.

TIAA FSB S/B/M Everbome Mortagge Company of congreat and

F/K/A Alliance Mortgage Company as agent and Attorney in Fact for Gregg A Teschner and Kimberly J Teschner and Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Altonta, Geor-gia 30305, (404) 994-7400. 1154-1954A THIS I AW FIRM MAY

1154-1954A
THIS LAW FIRM MAY
BE ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION BE
USED FOR THAT PURPOSE. 1154-1954A
05/10/2023, 05/31/2023,
05/24/2023, 05/31/2023.

Gpn11
sdpl079
NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Stan J Mortin
and Drusilla Martin to
H&R Block Mortagge Corporation, dated
July 28, 2003, recorded in
Deed Book 34167, Page
191, Gwinnett County,
Georgia Records, as last
transferred to U.S. Bank
Trust National Association, not in its individual
capacity but solely as
owner trustee for RCF 2
Acquisition Trust by
assignment recorded in
Deed Book 6029, Page
553, Gwinnett County,
Georgia Records, conveying the after-described property to secure a Note in the original principal amount of
ONE HUNDRED
TWELVE THOUSAND
FIVE HUNDRED AND
ONO
DOLLARS
(\$112,500.00), 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, 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, failare 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 O.C.G.A. §

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

en). Said property will be sold

9075

Foreclosures

Foreclosures Deed Book 56906, Page 671, Gwinnett County, Georgia Records, said Security Deed having Security Deed having been given to secure a Note of even date in the original principal amount of Fifty Thousand and 00/100 (\$50,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to BANK OF AMERICA, N.A., there will be sold at public outcry to the highest bidder for cash at the Gwinnett Country Courthouse, within the legal hours of sale 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: THE FOLLOWING DESCRIBER DESCRI SCRIBED RESAL PROPERTY SITUATED

PROPERTY SITUATED
IN THE COUNTY OF
GWINNETT, STATE OF
GEORGIA, TO WIT:
ALL THAT TRACT OR
PARCEL OF LAND LYING AND BEING IN
LAND LOT 322 OF THE
TTH DISTRICT OF
GWINNETT COUNTY,
FERREL PENNEL OF GWINNETT COUNTY,
GEORGIA, BEING LOT
30, BLOCK A, SUGAR
CROSSING SUBDIVSION, UNIT TWO, AS
PER PLAT RECORDED
IN PLAT BOOK 57,
PAGE 90, GWINNETT
COUNTY RECORDS,
WHICH PLAT IS HEREBY INCORPORATED
BY REFERENCE
THERETO AND MADE
A PRAT OF THIS DESCRIPTION. SUBJECT
TO ALL EASEMENTS
AND RESTRICTIONS
OF RECORD. Said legal
description being controlling, however the property is more commonly
known as 5675 SUGAR
HILL, GA 30518. 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
inotice 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 subiect to the following items which may affect the title: any out-

rect the title: any outstanding ad valorem toxes (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; 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 SCOTT SPOONAMORE, 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 is: Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, L.P. flows Mitigation Dept., 7105 Corporate Drive, Plano, TX 75024, Telephone Number: 800-845-2222. Nothing in O.C.G.A. Section 44-14-162.2 shall

be construed to require a secured creditor to nego

secured creditor to negotiate, amend, or modify
the terms of the mortgage instrument. BANK
OF AMERICA, N.A. as
Attorney in Fact for
SCOTT SPOONAMORE
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,
Suite 100, Peachtree Corers, GA 30071 Telephone
Number: (877) 813-0992
Case No. BAC-22-04701-3
Ad Run Dates 05/10/2023,
05/31/2023,
05/31/2023
rIselaw.com/propertylisting

5/10,17,22,31,2023

gdp1072 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT

COUNTY
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Kerwin J
Vasquez to HomeBanc
Mortgage Corporation,
dated April 27, 2001,
recorded in Deed Book dated April 27, 2001, recorded in Deed Book 23268, Page 102, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreementrecorded in Deed Book 49064, Page 685, Gwinnett County, Georgia Records, as last transferred to U.S. Bank Trust National Association, not in its individual tion, not in its individual capacity but solely as owner trustee for RCF

capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association by assignment recorded in Deed Book 6034, Page 571, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWENTY-NINE THOUSAND FIFTY AND 0/100 DOLLARS (\$129,050.00), 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 lead hours of sale on the alternative, within the le-gal 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

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events default, failure to pay 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 expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given) been given). Said property will be sold

9075

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 assessments, liens, encumbrances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an &auotras- is&auot; basis without any representation, varranty or recourse against the above-named or the undersigned.

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF
2 Acquisition Trust is the holder of the Security Deed to the property in accordance with OCGA \$44-142.2.
The entity that has full authority to negotiate (amend, and modify all terms of the mortgage with the debtor is: Sene Eriance, 3500 Dym

amend, and modify all terms of the mortgage with the debtor is: Selene Finance, 350 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019, 7136252034. 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 Kerwin J Vasquez and Rosandri Skeet or a tenant or tenants and said property is more commonly known as 974 Park Forest Court, Lilburn, Georgia 30047. Should a conflict arise between the property address and the legal description the legal description will control.

the property 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.

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust as Attorney in Fact for Kerwin J Vasquez

17:35

Page 2

McCalla Raymer Leibert

17:35 Page 2 McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-

WWW.foreclosurehotline.net
EXHIBIT A
ALL THAT TRACT OR
PARCEL OF LAND LYING AND BEING IN
LAND LOT 174 OF THE
6TH DISTRICT OF
GWINNETT COUNTY,
GEORGIA, BEING LOT
17, BLOCK A, OF PARK
FOREST SUBDIVISION,
AS RECORDED IN
PLAT BOOK 14, PAGE
234, OF GWINNETT
COUNTY, GEORGIA
RECORDS, WHICH
PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A
PART OF THIS DESCRIPTION.
BEING IMPROVED
PROPERTY KNOWN AS BEING IMPROVED PROPERTY KNOWN AS 974 PARK FOREST COURT, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA. MR/mac 6/6/23
Our file no. 5666014 FT18

Our FT18 05/17/2023, 05/10/2023, 05/17 05/24/2023, 05/31/2023

GP111
GP1076

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Gregg A Teschner and Kimber Ly J Teschner to Bank of Oklahoma N.A. dated 3/26/1998 and recorded in Deed Book 15835 Page 2015 Gwinnett Country, Georgia records; as last transferred to or acquired by TIAA FSB S/B/M Everbank F/K/A S/B/M Everbank F/K/A Everhome Mortgage Company F/K/A Alliance Mortgage Company, conveying the afterdescribed property to secure of Note in the original prin cipal amount of \$96,677.00, with interest of the rate specified therein, there will be sold by the undersigned of public outcry to the highest bidder for cash before the Courtburge 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:

property within 120 days from the sale date afore-

property within 120 days from the sale date aforesaid, in order to satisfy certain outstanding federal tax liens. 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 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

neys fees having been given).

Said property is com-

Said property is commonly known as 2000 Huntington Hill Trace, Buford, GA 30519 together with all fixtures and personal property atached 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): Gregg A Teschner or tenant or tenants.

tenants.
LoanCare, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
LoanCare, LLC Attention: Loss Mitigation Department 3337 Sentara

tion: Loss Mitigation De-partment 3637 Sentara Way Virginia Beach, VA 23452 800-909-9525 Note, however, that such entity or individual is not required by law to nego-tiate, amend or modify the terms of the loan. Said property will be sold

tenants.

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 assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. 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 ady of said month), the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN GMD 1749, GWINNETT COUNTY, GEORGIA, BEING LOT 31, BLOCK A, PHASE TWO, UNIT ONE OF HUNTINGTON WEST, AS PER PLAT RECORDED IN PLAT BOOK 55, PAGE 124, GWINNETT COUNTY RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THERETO. This sale will be made subject to any right of the United States of America to redeem the hereinabove described property within 120 days seminion, warraniny or recourse against the above-named or the undersigned.
U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition

for RCF 2 Acquisition
Trust 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: Selene Finance, 3501 Olympus debtor is: Seiene Fi-nance, 3501 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019, 7136252034.

7136/52034.
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 Stan J Martin or a tenant or tenants and said proper or tenants and said prop-erty is more commonly known as 1043 Park For-est Dr NW, Lilburn,

known as 1043 Park For-est Dr NW, Lilburn, Georgia 30047. Should a conflict arise between the property address and the legal description the legal description will control.

The sale will be conduct-ad subject (1) to confired subject (1) to confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed

deed.
U.S. Bank Trust National
Association, not in its individual capacity but
solely as owner trustee
for RCF 2 Acquisition Trust as Attorney in Fact or Stan J Martin and Drusilla Martin McCalla Raymer Leibert Pierce, I I C

Pierce, LLC 1544 Old Alabama Road 17:41 Page 2 Roswell, GA 30076 www.foreclosurehot-

www.foreclosurehot-line.net EXHIBIT A All that tract or parcel of land lying and being in Land Lot 174 of the 6th District, Gwinnett Coun-ty, Georgia, being Lot 35, Block B, Unit Four, Park Forest, recorded in Plat Book 23, Page 124, Gwin-

nett County, Georgia records, said plat being incorporated herein and made reference hereto. MR/mac 6/6/23 Our file no. 52808606 – FT18

Foreclosures

9075

05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023. Gpn11

gdp1080 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 Kimberly E
Pulley to Mortgage Electronic Registration Systems, Inc., as grantee, as
nominee for Shelter
Mortgage Company, LLC
dba Fairfield Mortgage,
its successors and assigns, dated March 24,
2005, recorded in Deed
Book 42389, Page 3,
Gwinnett County, Georgia Records and as modified by that certain Loan
Modification Agreement
recorded in Deed Book
55129, Page 734, Gwinnett
County, Georgia
Records, as last transferred to Wells Farge
Bank, N.A. by assignment recorded in Deed
Book 48905, Page 770,
Gwinnett County, Georgia
Records, as last transferred to Wells Farge
Bank, N.A. by assignment recorded in Deed
Book 48905, Page 770,
Gwinnett County, Georgia
Records, convering
the arter-described property to secure a Note in
the original principal
amount of ONE HUNDRED FIFTY-ONE
THOUSAND THREE
HUNDRED EIGHTYSIX AND 0/100 DOLLARS (\$151,336.00), 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
affected as an
alternative, within the legal hours of sale on the
first Tuesday in June,
2023, the following described property:
SEE EXHIBIIT A ATTACHED HERETO AND
MADE A PART HERE-

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
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. §
3.1-11 having been given).

pursuant to O.C.G.A. §
13-1-11 having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an " as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.
Wells Fargo Bank, N. A. is the holder of the Security Deed to the property in accordance with

in accordance OCGA § 44-14-162.2. OGA \$ 44-14-162.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Wells Fargo Bank, N.A., PO Box 10335, Des Moines, IA 50306, 1-800-416-1472.

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

signed, the parry in pos-session of the property is Kimberly E Pulley or a tenant or tenants and said property is more commonly known as 839 Nichols Landing Ln, Dac-ula, Georgia 30019. Should a conflict arise between the property ad-dress and the legal de-scription the legal de-scription will control. scription the legal de-scription will control. The sale will be conduct-ed subject (1) to confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirma-tion and audit of the sta-tus of the loan with the holder of the security deed.

deed. Wells Fargo Bank, N.A. Wells Fargo Bank, N.A. as Attorney in Fact for Kimberly E Pulley McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 14:40 Page 2 www.foreclosurehot-line net

www.foreclosurehot-line.net
EXHIBIT A
All that tract or parcel of
land lying and being in
Land Lot 17 of the 7th
District of Gwinnett
County, Georgia, being
Lot 125, Block A, Nichols
Landing Subdivision,
Unit Three, as per plat
recorded in Plat Book 78,
page 43, Gwinnett County, Georgia Records.
Being and intending to ty, Georgia Records.
Being and intending to describe the same premises conveyed in a deed recorded 04/14/2005, in Book 42358, Page 2.
Known as: 839 Nichols Landing Ln
Parcel: 7-017-126
MR/meh 6/6/23
Our file no. 51087008 – FT5

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

Gpn11
gdp1124
NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
Under god

COUNTY
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Daniel Neal
Barfield, III, Danny Neal
Barfield, III, Danny Neal
Barfield, Jr and Teresa
Hardin Barfield to Mortgage Electronic Registration Systems, Inc., as
grantee, as nominee for
Ace Mortgage Funding,
LLC, its successors and
assigns, dated September
8, 2008, recorded in Deed LLC, its successors and assigns, dated September 8, 2008, recorded in Deed Book 49101, Page 224, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 59753, Page 526, Gwinnett County, Georgia Records, as last transferred to Lakeview Loan Servicing, LLC by assignment recorded in Deed Book 52580, Page 21, Gwinnett County, Georgia Records, or signment recorded in Deed Book 52580, Page 21, Gwinnett County, Georgia Records, or county, Georgia Records, The County, Georgia Records, The County Georgia Records, The County Georgia Principal amount of EIGHTY-SIX THOUSAND NINE HUNDRED THIRTY-FIVE AND 0/100 DOLLARS (\$86,935.00), with Interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house 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 HERE-

Foreclosures

9075

Foreclosures

Land Lot 35 of the 5th District, Gwinnett Coun-ty, Georgia being Lot 7, Block A, Fall Creek, Unit

tenants.
Fay Servicing, LLC is
the entity or individual
designated who shall
have full authority to negotiate, amend and modify all terms of the mort-

whether due and bayother whether due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by 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 ludicial 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.

the status of the loan as provided immediately above.

U.S. Bank Trust National Association, not in its individual capacity but solely as trustee for Legacy Mortgage Asset Trust 2021-GS5 as agent and Attorney in Fact for Subrinia Blanchard Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400.

1216-2993A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1216-2993A

55/10/2023, 05/17/2023, 85/16/2023, 05/17

05/10/2023, 05/1 05/24/2023, 05/31/2023

COUNTY

Gpn11 gdp1140 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT

GEURGIA, GWINNETT
COUNTY
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Suzanne Q Sidwell to Mortgage Electronic Registration Systems, Inc., as grantee, as
nominee for Envoy Mortgage, LTD, its successors and assigns, dated
January 23, 2009, recorded in Deed Book 49260,
Page 340, Gwinnett Country, Georgia Records and

ed in Deed Book 49260, Page 340, Gwinnett County, Georgia Records and so modified by that certain Loan Modification Agreement recorded in Deed Book 54344, Page 562, Gwinnett County, Georgia Records, as last transferred to Lakeview Loan Servicing LLC by assignment recorded in Deed Book 56781, Page 681, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED EIGHTY-THREE THOUSAND TWO HUNDRED SEVENTY-SIX AND ONO

05/17/2023,

9075

Block A, Fall Creek, Unit
1 The Landing (F.K.A.
Pate Road S/D), as per
plat recorded in Plat
Book 83, Page 159, Gwinnett County, Georgia
records, which recorded
plat is incorporated herein by reference and
made a part of this description.
The debt secured by said MADE A PART HERE-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
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 the Security
Deed and by law, including attorney fees (notice
pursuant to O.C.G.A. §
33-1-11 having been given). 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 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, includexpenses of this sale, us 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 2255 Village Centre Drive, Logenter 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): Subrinia Blanchard or tenant or tenants.

Ja-1-11 having been given).

3-1-11 having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an &uotyper sentation, warranty or on an "ias- is"is basis without any repre-sentation, warranty or recourse against the above-named or the un-dersigned. Lakeview Loan Servic-ing, LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that hes full

property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, armend, and modify all terms of the mortgage with the debtor is: M&T Bank, One Fountain Plaza, Buffalo, NY 14203, 800-724-1633. 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 Daniel Neal Barfield, III, Danny Neal Barfield, III, Danny Real Barfield, III,

known as 223 Edith Lane
NW, Lilburn, Georgia
30047. 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 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-Lakeview Loan Servicing, LLC
as Attorney in Fact for
Daniel Neal Barfield, III,
Danny Neal Barfield, Jr
and Teresa Hardin
Barfield McCalla
Raymer Leibert Pierce,
LLC 1544 Old Alabama
Road
20:47
Page 2

Page 2 Roswell, GA 30076 www.foreclosurehot-

www.foreclosurehotline.net
EXHIBIT A
A certain tract or parcel
of land in Gwinnett County, in the State of Georgia, described as follows:
All that tract or parcel of
land lying and being on
Land Lot 135 of the 6th
Land District, Gwinnett
Country,
Georgia, being in the
City of Lilburn, and being Lot 2, Block
"A", Unit 1 of
Askew Estates, particularly described according
to plat and survey of
Askew Estates prepared
by Higginbotham &
James, Surveyors, July
5 1087, ar follows:

James, Surveyors, July 5, 1967, as follows:
To find the place or point

5, 1967, as follows:
To find the place or point of beginning, begin at the intersection formed by the northerly right of way line of Lula Street with the northwesterly right of way line of Edith Lane, and run thence in the northwesterly direction along the northwesterly direction for way line of Edith Lane and southwesterly direction of way line of Edith Lane 41.3 feet to an iron pin corner with Lot 1, said Block and Unit, BEING THE PLACE OR POINT OF BEGINNING; from said beginning point, run thence along Lot 1, said Block and Unit, in a southwesterly direction 160.9 feet to an iron pin corner; thence along other property of Murphy in a northwesterly direction 130 feet to a iron pin corner; thence along other property of Askew and property of Askew in a northwesterly direction 1919.1 feet to an iron pin corner; thence along other property of Askew in a northwesterly direction 1919.1 feet to an iron pin corner; thence along other property of Askew in a northwesterly direction 1919.1 feet to an iron pin corner; thence along other property of Askew in a northwesterly direction 1919.1 feet to an iron pin corner on the northwesterly right of way line of Edith Lane; thence along the southwesterly right

erly right of way line of Edith Lane; thence along the southwesterly right of way line of said street in a southwesterly direction 100.5 feet to an iron pin corner common to Lot 1, said Block and Unit, being the place or point of beginning. Subject to protective covenants particularly covenants covenants particularly set forth on the above re-

ferred to plat.
Property Address (for Informational Purposes Only): 223 Edith Lane Northwest Lilburn, GA 30047 MR/ca 6/6/23 Our file no. 22-09461GA – FT5

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

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 Holiday, in which case being the first Wednesday of said month), the following described property:

erty: All that tract or parcel of land lying and being in

EIGHTY-THREE THOUSAND TWO HUNDRED
SEVENTY-SIX AND
0/100
DOLLARS (\$183,276.00),
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).
Said property will be sold 05/10/2023, 05/17/2023,
05/24/2023, 05/31/2023.

Gpn11
gdp1136

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Subrinia Blanchard to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Decision One Mortgage Company,LLC its successors and assigns dated 3/24/2006 and recorded in Deed Book 46312 Page 558 Gwinnett County, Georgia records; as last transferred to or acquired by U.S. Bank Trust National Association, not in its individual capacity but solely as trustee for Legacy Mortgage Asset Trust 2021-GS5, conveying the afterdescribed property to secure a Note in the original principal amount of \$250,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the lighest bidder for cash

O.C.G.A. § 13-1-11 having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate closed by an accurate survey and inspection of the property, any assessments liens encumthe property, any assess-ments, liens, encum-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 Said property will be sold on an "as-is" basis "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Lakeview Loan Servicing LLC is the holder of the Security Deed to the

Foreclosures

property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortsage with the debtor is. M& T Bank One Fountain Plaza, Buffalo, NY 14203, 800-724-1633. 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 Suzanne Q Sidwell and Estate of Suzanne Q Sidwell and Estate of Suzanne Q Sidwell or a tenant or tenants and said property is more commonly known as 4347 Centennial Trail, Duluth, Georgia 30096. 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 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 Servicing

deed.
Lakeview Loan Servicing
LC
as Attorney in Fact for
Suzanne Q Sidwell
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
17:40
Page 2
www.foreclosurehotline.nef
EXHIBIT A
ALL THAT TRACT OR
PARCEL OF LAND LYING AND BEING IN
LAND LOT 238 OF THE
6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 4,
BLOCK B, COVERED
BRIDGE SUBDIVISION,
UNIT TWO, AS PER
PLAT RECORDED IN
PLAT BOOK 13, PAGE
128, GWINNETT
COUNTY, GEORGIA,
BLOCK B, COVERED
BRIDGE SUBDIVISION,
UNIT TWO, AS PER
PLAT RECORDED IN
PLAT BOOK 13, PAGE
128, GWINNETT
COUNTY, GEORGIA
RECORDS, WHICH
PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A
PART HEREOF.
MR/I.d 6/6/23
OUT file no. 23-11375GA FT5
05/10/2023, 05/17/2023,
05/17/2023,
05/17/2023,
05/17/2023,
05/17/2023,
05/17/2023,
05/17/2023, gonale, differing and mounting and the mortgage.

Fay Servicing, LLC P.O.

Box 814609 Dallas, TX
75381-4609 1-800-495-7166

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 grainst the property whether due and payable or not yet due and payable or not yet due and payable and which may not be of record, (c) the

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

Gpn11
gdp1150
NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of
Sale contained in a Security Deed given by
Robert L. Wilson to PHH
Mortgage Services Corporation dated 12/30/1998
and recorded in Deed
Book 17528 Page 101 and
modified at Deed Book
53349 Page 59 and further
modified at Deed Book
53349 Page 59 and further
modified at Deed Book
55241 Page 158 Gwinnett
County, Georgia records;
as last transferred to or
acquired by PHH Mortgage Corporation, conveying the after-described property to secure a Note in the originol principal amount of
\$190,800.00, 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), the
following described property.

following described property:

ALL THAT TRACT OR PARCEL OF LAND LY.

HOW AND BEING IN LAND LOT 52, 5TH DIS.

TRICT GWINNETT COUNTY, GEORGIA, BEING LOT 14, BLOCK G, UNIT TWO, SUMMIT AT SARATOGA SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 64, PAGE 43, GWINNETT COUNTY GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF FOR A MORE COMPLETE DESCRIPTION.

COMPLETE DESCRIPTION.

TON.

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).

Said property is commonly known as 390 Merritt Drive S, Lawrenceville, GA 30044 together with all fixtures and personal property arched to and constitute. TION.

and personal property at-tached to and constitut-ing a part of said propertry, 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): Angelus Poole Wilson or tenant or tenants.

Poole Wilson or tenant or tenants. PHH Mortgage Corpora-tion is the entity or indi-vidual designated who shall have full authority to negotiate, amend and modify all terms of the

modify all ferms of the mortgage.
PHH Mortgage Corporation 1661 Worthington Rd Suite 100 West Palm Beach, FL 33409 (800) 750-2518
Note, however, that such entity or individual is not required by law to negotiate, amend or modify the Terms of the loan. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable

lien against the property whether due and payable or not yet due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted 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 9-13/12.1, 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 Georgia, the Deed Under Power and other foreclo-sure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. PHH Mortgage Corpora-tion as agent and Attor9075 Foreclosures ney in Fact for Robert L. Wilson Aldridge Pite, LLP, Six Piedmont Center, 3525

WISSII WITE ALLP, SIX PIEDMONT ROAD, N.E., SUITE 700, ATLANTA, SUI

Gpn11 gdp1154
NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY

DER POWER
GEORGIA, GWINNETT
COUNTY
Under and by virtue of
the Power of Sale contoined in a Security Deed
given by Vilma Carmelita Buntyng io New Century Mortgage Corporation, dated September 30,
2004, recorded in Deed
Book 40125, Page 154,
Gwinnett County, Georgia Records, as last
transferred to U.S. Bank
Trust National Association, not in its individual
capacity but solely as
owner Irustee for RCF 2
Acquisition Trust by assignment recorded in
Deed Book 60548, Page
214, Gwinnett County,
Georgia Records, conveying the after-described property to secure a Note in the original principal amount of
ONE HUNDRED
SEVENTY-FOUR THOUDRED SIXTY AND 07100
DOLLARS (\$174,360.00),
with interest thereon as
set forth therein, there
will be sold at public outcry to the highest bidder
for cash

cry 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

MADE A PART HERE-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
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
rovided in the Security
Deed and by law, including attorney fees (notice
pursuant to O.C.G.A. §
3-1-11 having been given). Said property will be sold
subject to any outstand-

subject to any outstand-ing ad valorem taxes (in-cluding taxes which are cluding 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 assessments, liens, encumbrances, zoning ordinances, restrictions, ments, liens, encum-brances, zoning ordi-nances, 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 unabove-named or the undersigned. U.S. Bank Trust National

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust 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: Selene Finance, 3501 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019, 713625204.

pus Boulevard, 3ft Floor, Suite 500, Dallas, TX 75019, 7136252034. 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 Diana Myrthil or a tenant or tenants and said property is more commonly known as 2268 Shady Maple Trail, Loganville, Georgia 30052. Should a conflict arise between the property address and the legal description 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.
U.S. Bank Trust National

deed. U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust as Attorney in Fact for Vilma Carmelita Buntyng McCalla Raymer Leibert Pierce, LLC 13.58

Page 2 1544 Old Alabama Road

Page 2
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.nef
EXHIBIT A
All that tract or parcel of
land lying and being in
Land Lot 34 of the 5th
District, Gwinnett County, Georgia, being Lot
304, Block A, Fall Creek
Unit V (F.K.A. Pate
Road S/D) Subdivision,
as per plat recorded in
Plat Book 102, Page 285
and 286, Gwinnett County, Georgia Records;
which plat is incorporated herein by reference
and made a part hereof;
together with and subject
to all right, title and interest in and to those
certain covenants, easements and restrictions
contained in Declaration
of Covenants, Restrictions contained in Declaration of Covenants, Restrictions and Easements for Fall Creek recorded in Deed Book 19881, Page 241, aforesaid records; as amended from time to time.

MR/mac 6/6/23

Our file no. 23-11325GA -05/17/2023, 05/10/2023, 05/24/2023, 05/31/2023.

Gpn11 gdp1165

NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Brian D. Gunter to
Mortagae Electronic and Melinda D. Gunter to Mortgage Electronic Registration Systems, Inc., as nominee for Suntrust Mortgage, Inc. d/b/a Sun America Mortgage, Inc. d/b/a Sun America Mortgage, its successors and assigns, dated October 30, 2003, recorded in Deed Book 35809, Page 70, Gwinnett County, Georgia Records, as last transferred to Citibank, N.A., as trustee for CMLTI Asset Trust by assignment recorded in Deed Book 60538, Page 332, Gwinnett County, Georgia Records, con-

9075 Foreclosures

veying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FORTY-FIVE THOUSAND SIX HUNDRED AND 0/100 DOLLARS (\$145,600.00), 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 HEREO F

MADE A PART HERE-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
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 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
subject to any outstand

subject to any outstand-ing ad valorem taxes (ining 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 assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

sentation, warranty or recourse against the above-named or the undersigned.
Citibank, N.A., as trustee for CMLTI Asset Trust 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: Fay Servicing, LLC, 425 S. Financial Place, Suite 2000, Chicago, IL 60605, 800-495-7166.
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 more commonly known as 3230 Battlement Circle, Loganville, Georgia 30052. Should a conflict arise between the property address and the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.
Citibank, N.A., as trustee for CMLTI Asset Trust as Attorney in Fact for Brian D. Gunter and Melinda D. Gunter McCalla Raymer Leibert

Melinda D. Gunter
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
14:50
Page 2
www.foreclosurehotline.net
EXHIBIT A
All that tract or parcel of
land lying and being in

land lying and being in Land Lot 157 of the 5th Land District, Gwinnett County, Georgia, being Land District, Gwinnett County, Georgia, being known as Lot 10 Block A, Unit One of Watson Mill Subdivision, as per plat recorded in Plat Book 98, Pages 246-250, Gwinnett County, Georgia records, which plat is incorporated herein by reference and made a part hereof. MR/mac 6/6/23

MR/mac 6/6/23 Our file no. 5160016 – FT1 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023.

Gpn11 gdp1183 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY

NETT COUNTY
Pursuant to the Power of
Sale contained in a Security Deed given by
Ronald Simms and
Michelle Simms to Taylor, Bean, & Whitaker
Mortgage Corp. dated
6/28/2000 and recorded in
Deed Book 20888 Page

day of said month), the following described property:

ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 44 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 5, BLOCK B, UNIT ONE, DEER OAKS, SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 39, PAGE 253, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS REFERRED TO 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 manner provided in the Note and Security Deed

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). Said property is commonly known as 651 Deer Said property is com-monly known as **651 Deer**

Oaks Drive,
Lawrenceville, GA 30044
together with all fixtures
and personal property attached to and constituting a part of said property, if any. To the best
knowledge and belief of