

9075 Foreclosures

Gpn11 gdp1304

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY, GEORGIA
Pursuant to the Power of Sale contained in a Foreclosure Deed given by Alina Tampa to Citibank, N.A., dated 2/1/2008 and recorded in Deed Book 48627 Page 234 Gwinnett County, Georgia records; as last transferred to or acquired by Citibank, N.A., conveying the after-declared property to secure a Note in the original principal amount of \$205,000.00, with interest at the rate specified in the Note, the following items which may affect the title: 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, and any other matters of record superior to the said Security Deed. The sale will be conducted subject (1) to final confirmation and audit of the status of the loan with the holder of the Security Deed, and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The sale will be held at the Courthouse door of Gwinnett County, Georgia, at or at such place as has or may be lawfully designated as an alternate location, within the legal hours of sale on the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first business day of said month, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 22 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA BEING LOT 18, BLOCK E, IVY CHASE, UNIT 11, PHASE I, AS PER PLAT RECORDED IN PLAT BOOK 4692, PAGE 0103 AND RECORDED ON 05/10/2023, GWINNETT COUNTY RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE HERETO. BY FREE SIMPLE DEED FROM TOUCHSTONE HOMES (GEORGIA), INC. AS SET FORTH IN DEED BOOK 4692, PAGE 0103 AND RECORDED ON 05/10/2023, GWINNETT COUNTY RECORDS, THE SOURCE DEED AS STATED ABOVE IS THE LAST RECORD OF VESTING FAVOR OF THE PROPERTY. THERE HAVE BEEN NO VESTING CHANGES SINCE THE DATE OF THE ABOVE REFERENCED SOURCE DEED. The debt secured by said Security Deed has been and is hereby declared due because of, among other things, the failure of the borrower to pay the debt, 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 the property Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

THIS 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.
5/10,17,24,31,2023

Gpn11 gdp1364

NOTICE OF SALE UNDER POWER, STATE OF GEORGIA, COUNTY OF GWINNETT
By virtue of a Power of Sale contained in that certain Security Deed from Kenneth Bryon Jackson to the Mortgage Electronic Registration Systems, Inc. as nominee for Broker Solutions, Inc. dba New American Funding, Inc. successors and assigns, dated October 11, 2019 and recorded on October 15, 2019 in Deed Book 56955, Page 426, and the right of redemption of the Clerk of Superior Court of Gwinnett County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Two Hundred Thirty-Three Thousand and 00/100 dollars (\$233,000.00) with interest thereon provided therein, as last transferred to Broker Solutions, Inc. dba New American Funding, Inc. recorded in Deed Book 59624, Page 338, aforesaid records, will be sold of public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia, or at such place as has or may be lawfully designated as an alternate location, within the legal hours of sale on the first Tuesday in June, 2023, all property described in said Security Deed in and not limited to the following described property: All that tract or parcel of land lying and being in and to be known as the 5th District, of Gwinnett County, Georgia, and being Lot 5, Block D of The Landing at Bay Creek, Unit 101, as per plat recorded in Plat Book 102, Page 42-44 of Gwinnett County, Georgia Records, which plat is incorporated herein and by reference. Said property being known as 832 Creeky Bottom Road according to the present system of numbering properties in Gwinnett County, Georgia. Said property may more commonly be known as 832 Creeky Bottom Rd, Loganville, GA 30052. The debt secured by said Security Deed has been and is hereby declared due because of, among other things, the failure of the borrower to pay the debt, 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, including attorneys fees (notice of intent to collect attorneys fees having been given).

THIS 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.
5/10,17,24,31,2023

9075 Foreclosures

Gpn11 gdp1502

NOTICE OF SALE UNDER POWER, STATE OF GEORGIA, COUNTY OF GWINNETT
Under and by virtue of the power of sale contained in that certain Security Deed, dated May 26, 2021, by LaMonte George Bynum and Hollie Anne Bynum to ReadyCap Lending, LLC, recorded on June 4, 2021 in Deed Book 52997, Page 700, Gwinnett County, Georgia records (the Security Deed), and securing a loan given by Bynum Acquisitions LLC to ReadyCap Lending, LLC in the original principal amount of \$590,000.00, there will be sold at a public outcry for cash to the highest bidder before the Courthouse door of Gwinnett County, Georgia, during the legal hours of sale on the first Tuesday of June, 2023, by ReadyCap Lending, LLC, as Agent and Attorney-in-Fact for the Grantor, Montie George Bynum and Hollie Anne Bynum, the following property to-wit: All that tract or parcel of land lying and being in Land Lot 147 of the 6th District, Gwinnett County, Georgia, being Lot 1, Block A, Royal Oaks Estates Subdivision, Unit 1, as per plat recorded in Plat Book 50, Page 59 of Gwinnett County, Georgia Records, which plat is incorporated herein and by reference and made a part of this description. Tax ID#: F731010-0000-0000. All outstanding bills for public utilities which constitute liens upon said property; 9) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the undersigned's belief, the owners and party in possession of the property are Kenneth Bryon Jackson and/or Montie George Bynum. 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. Broker Solutions Inc. dba New American Funding, Inc. as Attorney-in-Fact for Kenneth Bryon Jackson Contact: Padgett Law Group: 4267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 Ad Run Dates: 05/10/23; 05/17/23; 05/24/23; 05/31/23

THIS 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.
5/10,17,24,31,2023

9075 Foreclosures

Gpn11 gdp1503

NOTICE OF SALE UNDER POWER, STATE OF GEORGIA, COUNTY OF GWINNETT
Under and by virtue of the power of sale contained in that certain Security Deed, dated May 26, 2021, by LaMonte George Bynum and Hollie Anne Bynum to ReadyCap Lending, LLC, recorded on June 4, 2021 in Deed Book 52997, Page 700, Gwinnett County, Georgia records (the Security Deed), and securing a loan given by Bynum Acquisitions LLC to ReadyCap Lending, LLC in the original principal amount of \$590,000.00, there will be sold at a public outcry for cash to the highest bidder before the Courthouse door of Gwinnett County, Georgia, during the legal hours of sale on the first Tuesday of June, 2023, by ReadyCap Lending, LLC, as Agent and Attorney-in-Fact for the Grantor, Montie George Bynum and Hollie Anne Bynum, the following property to-wit: All that tract or parcel of land lying and being in Land Lot 147 of the 6th District, Gwinnett County, Georgia, being Lot 1, Block A, Royal Oaks Estates Subdivision, Unit 1, as per plat recorded in Plat Book 50, Page 59 of Gwinnett County, Georgia Records, which plat is incorporated herein and by reference and made a part of this description. Tax ID#: F731010-0000-0000. All outstanding bills for public utilities which constitute liens upon said property; 9) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the undersigned's belief, the owners and party in possession of the property are Kenneth Bryon Jackson and/or Montie George Bynum. 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. Broker Solutions Inc. dba New American Funding, Inc. as Attorney-in-Fact for Kenneth Bryon Jackson Contact: Padgett Law Group: 4267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 Ad Run Dates: 05/10/23; 05/17/23; 05/24/23; 05/31/23

THIS 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.
5/10,17,24,31,2023

9075 Foreclosures

Gpn11 gdp1504

NOTICE OF SALE UNDER POWER, STATE OF GEORGIA, COUNTY OF GWINNETT
By virtue of a Power of Sale contained in that certain Security Deed from Emma Reynolds-Middleton to Wells Fargo Home Mortgage, Inc. dated February 23, 2001 and recorded in Deed Book 14, 2001 in Deed Book 22502, Page 9, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of One Hundred Eleven Thousand Three Hundred Forty and 00/100 dollars (\$113,340.00), with interest thereon as provided therein, as last transferred to The Bank of New York Mellon, fka The Bank of New York, as Trustee for Remic Trust, Series 2003-R3, recorded in Deed Book 52897, Page 349, aforesaid records, will be sold at public outcry for cash before the courthouse door of Gwinnett County, Georgia, or at such place as has or may be lawfully designated as an alternate location, 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 128 of the 6th District, Gwinnett County, Georgia, being Unit Four, as per plat recorded in Plat Book 68, Page 214, Gwinnett County, Georgia Records, which plat is incorporated herein and by reference and made a part hereof. Said property may more commonly be known as 545 Heathgate Drive, Lawrenceville, GA 30044. The indebtedness secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the debt secured thereby as and when due, this sale will be made for the purpose of paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees having been given).

THIS 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.
5/10,17,24,31,2023

9075 Foreclosures

Gpn11 gdp1529

NOTICE OF SALE UNDER POWER, STATE OF GEORGIA, COUNTY OF GWINNETT
Because of default in the payment of the indebtedness, secured by that certain Security Deed, dated 05/10/23; 05/17/23; 05/24/23; 05/31/23, 2023

THIS 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.
5/10,17,24,31,2023

9075 Foreclosures

Gpn11 gdp1005

NOTICE OF SALE UNDER POWER, STATE OF GEORGIA, COUNTY OF GWINNETT
By virtue of a Power of Sale contained in that certain Security Deed from JOSE VILLENA to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS GRANTEE, AS NOMINEE FOR LOANDEPOT.COM, LLC, dated January 10, 2020, recorded January 14, 2020, in Deed Book 4178, Page 312, 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-Eight Thousand Seven Hundred Thirty-Five and 00/100 dollars (\$38,735.00), with interest thereon as provided therein, as last transferred to ReadyCap Lending, LLC, there will be sold at public outcry to the highest bidder for cash before the 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 115, BLOCK E, IVY CHASE SUBDIVISION, UNIT 2, PHASE 2A, AS PER PLAT RECORDED IN PLAT BOOK 112 PAGES 70-71, GWINNETT COUNTY RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE HERETO. SOURCE DEED DESCRIPTION BEING CONTROLLING, HOWEVER THE PROPERTY IS MORE COMMONLY KNOWN AS 2009 AMBROSIA COURT, DACULA, GA 30094. 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 debt remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice of intent to collect attorneys fees having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold at public outcry 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; any zoning ordinances; assessments; liens; encumbrances; and any other matters of record superior to said Security Deed. To the best of the undersigned's belief, the owner and party in possession of the property is JOSE VILLENA. The sale will be conducted subject (1) to 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. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: LoanDepot, Loss Mitigation Dept., 5485 Legacy Drive Suite 5485, (Rt. 21) W524, 337-8888 ext 6789. 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. NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Loss Mitigation Dept., 75 Beattie Place Ste 300, Greenville, SC 29601. Telephone Number: 800-365-7107. 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. NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING as Attorney in Fact for JINNIE STRICKLAND 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.

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5/10,17,24,31,2023

9075 Foreclosures

Gpn11 gdp1006

NOTICE OF SALE UNDER POWER, STATE OF GEORGIA, COUNTY OF GWINNETT
By virtue of a Power of Sale contained in that certain Security Deed from JERONICA BLAKEY to JPMORGAN CHASE BANK, N.A., dated March 24, 2008, recorded April 2, 2008, in Deed Book 48745, Page 0784, 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 and Seventy-Seven Thousand and 00/100 dollars (\$177,000.00), with interest thereon as provided therein, said Security Deed having been last sold, assigned and transferred to 1900 Capital Trust I, fka U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Certificate Trustee, there will be sold at public outcry to the highest bidder for cash before the 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 11 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 5, BLOCK B, HUNT CLIFF SUBDIVISION, UNIT 1, AS PER PLAT RECORDED IN PLAT BOOK 43, PAGE 102 AND REVISED PLAT RECORDED IN PLAT BOOK 44, PAGE 290, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION BEING CONTROLLING, HOWEVER THE PROPERTY IS MORE COMMONLY KNOWN AS 2395 LAKE COVE CT, 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 debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys fees (notice of intent to collect attorneys fees having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold at public outcry 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; any zoning ordinances; assessments; liens; encumbrances; 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 SAROJ K. PATEL, KETAN PATEL, or tenant(s). The sale will be conducted subject (1) to 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. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing, Loss Mitigation Dept., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119. Telephone Number: 888-818-6032. 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. FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2020-1 as Attorney in Fact for SAROJ K. PATEL, KETAN PATEL 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.

THIS 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.
5/10,17,24,31,2023

9075 Foreclosures

Gpn11 gdp1006

NOTICE OF SALE UNDER POWER, STATE OF GEORGIA, COUNTY OF GWINNETT
By virtue of a Power of Sale contained in that certain Security Deed from JERONICA BLAKEY to JPMORGAN CHASE BANK, N.A., dated March 24, 2008, recorded April 2, 2008, in Deed Book 48745, Page 0784, 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 and Seventy-Seven Thousand and 00/100 dollars (\$177,000.00), with interest thereon as provided therein, said Security Deed having been last sold, assigned and transferred to 1900 Capital Trust I, fka U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Certificate Trustee, there will be sold at public outcry to the highest bidder for cash before the 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 11 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 5, BLOCK B, HUNT CLIFF SUBDIVISION, UNIT 1, AS PER PLAT RECORDED IN PLAT BOOK 43, PAGE 102 AND REVISED PLAT RECORDED IN PLAT BOOK 44, PAGE 290, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION BEING CONTROLLING, HOWEVER THE PROPERTY IS MORE COMMONLY KNOWN AS 2395 LAKE COVE CT, 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 debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys fees (notice of intent to collect attorneys fees having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold at public outcry 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; any zoning ordinances; assessments; liens; encumbrances; 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 SAROJ K. PATEL, KETAN PATEL, or tenant(s). The sale will be conducted subject (1) to 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. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing, Loss Mitigation Dept., 75 Beattie Place Ste 300, Greenville, SC 29601. Telephone Number: 800-365-7107. 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. NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING as Attorney in Fact for JINNIE STRICKLAND 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.

THIS 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.
5/10,17,24,31,2023

9075 Foreclosures

Gpn11 gdp1331

NOTICE OF SALE UNDER POWER, STATE OF GEORGIA, COUNTY OF GWINNETT
By virtue of a Power of Sale contained in that certain Security Deed from Jon Michael Stops to MORGAN CHASE BANK, N.A. as Trustee for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SUNTRUST MORTGAGE INC, dated September 19, 2007 and recorded on September 25, 2007 in Deed Book 48299, Page 67, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Ninety Thousand Three Hundred and 00/100 dollars (\$90,300.00) with interest thereon as provided therein, as last transferred to Specialized Loan Servicing LLC, recorded in Deed Book 60553, Page 497, aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as has or may be lawfully designated as an alternate location, 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 11 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 32, BLOCK D, BRANDWOOD UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 19, PAGE 175, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Said property may more commonly be known as 664 Old Manor Road, Lilburn, GA 30048. The indebtedness secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the debt secured thereby as and when due, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys fees (notice of intent to collect attorneys fees having been given). The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is Specialized Loan Servicing LLC, 6200 S. Quebec Street, Greenwood Village, CO, 80111, 800-315-1622. 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 as provided immediately above. Citibank, N.A. as agent and Attorney in Fact for Alina Tampa Afridge Fite, LLP, Six Piedmont Center, 325 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1010-1969A

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

9075 Foreclosures

Gpn11 gdp1305

NOTICE OF SALE UNDER POWER, STATE OF GEORGIA, COUNTY OF GWINNETT
Pursuant to a power of sale contained in a certain security deed executed by Jeff LaMont and Erica LaMont, hereinafter referred to as Grantor, to JPMorgan Chase Bank, N.A., recorded in Deed Book 50000, beginning page 147, of the deed records of the Clerk of the Superior Court of the aforesaid state and county, and by virtue of a default under the terms of said Security Deed, and the related note, the undersigned attorney-in-fact for the aforesaid Grantor (which attorney-in-fact is the present holder of said Security Deed and note secured thereby) will sell at the usual place of conducting Sheriff's sales in said county 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 364, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 113, Laurel Park Subdivision, Phase Two-

THIS 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.
5/10,17,24,31,2023

9075 Foreclosures

Gpn11 gdp1305

NOTICE OF SALE UNDER POWER, STATE OF GEORGIA, COUNTY OF GWINNETT
Pursuant to a power of sale contained in a certain security deed executed by Jeff LaMont and Erica LaMont, hereinafter referred to as Grantor, to JPMorgan Chase Bank, N.A., recorded in Deed Book 50000, beginning page 147, of the deed records of the Clerk of the Superior Court of the aforesaid state and county, and by virtue of a default under the terms of said Security Deed, and the related note, the undersigned attorney-in-fact for the aforesaid Grantor (which attorney-in-fact is the present holder of said Security Deed and note secured thereby) will sell at the usual place of conducting Sheriff's sales in said county 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 364, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 113, Laurel Park Subdivision, Phase Two-

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5/10,17,24,31,2023

9075 Foreclosures

Gpn11 gdp1305

NOTICE OF SALE UNDER POWER, STATE OF GEORGIA, COUNTY OF GWINNETT
Under and by virtue of the Power of Sale contained in that certain Security Deed from Primeus (the Grantor) to Associated Credit Union (the Grantee), dated June 20, 2014, filed and recorded July 1, 2014, in Deed Book 52995, Page 109, Gwinnett County, Georgia Records, (the Security Deed), conveying the after-described property to secure that certain Prime Line Loan Home Equity Line of Credit, dated June 20, 2014 from Grantor payable to Grantee, in the original principal amount Twenty Thousand and 00/100 Dollars (\$20,000.00), with interest thereon as set forth therein (hereinafter the Note), 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 the first Tuesday in June, 2023, the following described property (the Property): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 24 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 12,

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5/10,17,24,31,2023

9075 Foreclosures

Gpn11 gdp1305

NOTICE OF SALE UNDER POWER, STATE OF GEORGIA, COUNTY OF GWINNETT
Under and by virtue of the Power of Sale contained in that certain Security Deed from Primeus (the Grantor) to Associated Credit Union (the Grantee), dated June 20, 2014, filed and recorded July 1, 2014, in Deed Book 52995, Page 109, Gwinnett County, Georgia Records, (the Security Deed), conveying the after-described property to secure that certain Prime Line Loan Home Equity Line of Credit, dated June 20, 2014 from Grantor payable to Grantee, in the original principal amount Twenty Thousand and 00/100 Dollars (\$20,000.00), with interest thereon as set forth therein (hereinafter the Note), 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 the first Tuesday in June, 2023, the following described property (the Property): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 24 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 12,

THIS 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.
5/10,17,24,31,2023

9075 Foreclosures

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