Loan Modification Agree-ment recorded in Deed Book 55898, Page 228, Gwinnett County, Geor-

gia Records, as last transferred to Lakeview

gia Records, as last transferred to Lakeview Loan Servicing, LLC by assignment recorded in Deed Book 55464, Page 765, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED SIXTEEN THOUSAND EIGHT HUNDRED THIRTY AND 0/100 DOLLARS (\$216,830.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be 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 sale such services and sevently beed has been

The debt secured by said

Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the Mote and security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including aftorney fees (notice pursuant to O.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad volorem 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 " 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 property in accordance with OCGA § 44-14-162.2. The entity the debtor is: Nationstar Mortgage, LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432. Note, however, that such entity is not required by law to negotiate, amend, and modify all terms of the boar. The property in possession of a tenant or tenants and said property in possession of a tenant or tenants and said property in the post of the property in possession of the property in possession of the property in possession of a tenant or tenants and said property in possession of a tenant or tenants and said property in the post of the property in possession of t

more commonly known as 362 Woodvine Drive,

as 362 Woodvine Drive, Lawrenceville, Georgia 30044. 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 U.S. Bankruptcy Code and (2) to final confirmation and audit of the state of the sta

tion and audit of the sta-tus of the loan with the holder of the security

deed.
Lakeview Loan Servicing, LLC as Attorney in Fact for John W Young-blood
McCalla Raymer Leibert

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

Page 2

Foreclosures

9075

Foreclosures INCORPORATED AND MADE OF A PART HERE-OF THIS SECURITY DEED IS SUBJECT AND SUBORDINATE TO THAT CERTAIN SECURITY DEED IN FAVOR OF CTX MORTGAGE COMPANY LLC BEARING EVEN DATE HEREWITH. Said property is known as 3398 LLC BEAHING EVEN
DATE HEREWITH. Said
property is known as 3398
Kiveton Ct, Norcross,
GA 30092, together with
all fixtures 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 American
Financial Resources, Inc.,
recorded in Deed Book
52836, page 632, Gwinnett County Records. Said
property will be sold subject to 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, any matters
which might be disclosed
by an accurate survey and PASS-THROUGH CER-TIFICATES, SERIES 2006-12N as agent and At-torney in Fact for Ger-ard Beauvoir and Marie Beauvoir Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Geor-gia 30305, (404) 994-7400. 1017-6077A THIS LAW FIRM MAY

910 3.030, (44) 794-7400.
1017-6077A
THIS LAW FIRM MAY
BE ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. 1017-6077A
05/10/2023, 05/17/2023,
05/24/2023, 05/31/2023.

which highly be disclosed and inspection of the property 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 possession of Steven S Ow and Soon Wha Ow, successor in interest or tenant(s). Wells Fargo Bank, N.A. as Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA 30346 (770) 220-2535/\*\*\*CF REFERENCE INITIALS\*\*\*. https://www.logs.com/
\*THE LAW FIRM IS ACT-ING AS A DEBT COL-LECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 5/10,17,24,31,2023 dent Mortgage Corporation , its successors and 
assigns dated 6/17/2010 
and recorded in Deed 
Book 50182 Page 431 and 
modified at Deed Book 
52519 Page 837 Gwinnett 
County, Georgia records; 
as last transferred to or 
acquired by JPMORGAN 
CHASE BANK, NATIONAL ASSOCIATION, conveying the afterdescribed 
property to secure a Note in the original principal amount \$354,040.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other 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:

following described property:
All that tract or parcel of land lying and being in Land Lot 106 of the 5th District, Gwinnett County, Georgia, being Lot 33, Block A of The Downs Subdivision, Phase II, according to Plat of Survey recorded in Plat Book 77, Page 132, Gwinnett County, Georgia Records, which plat and the ty, Georgia Records which plat and the record thereof are incor

Gpn11

Gpn11
gdp1010
NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Gerard Beauvoir and Marie Beauvoir to Mortgage Electronic Registration Systems, Inc., agrantee, as nominee for

Electronic Registration Systems, Inc., as grantee, as nominee for IndyMac Bank, F.S.B, its successors and assigns dated 4/25/2006 and recorded in Deed Book 46435 Page 311 Gwinnett Country, Georgia records; as last transferred to or acquired by U.S. BANK NATIONAL ASSOCIATION, as Trustee for LEHMAN XS TRUST MORTGAGE PASSTHROUGH CERTIFI-

THROUGH CERTIFICATES, SERIES 2006

CATES, SERIES 2006-12N, conveying the after-described property to secure a Note in the original principal amount of \$186,300.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other

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 prop-

following described property: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 246, 5TH DIS-

TRICT, GWINNETT COUNTY, GEORGIA, BEING KNOWN AS LOT

BEING KNOWN AS LOT 3, BLOCK C, CREK-SIDE ESTATES, UNIT ONE, AS PER PLAT RECORDED AT PLAT BOOK 86, PAGE 239, GWINNETT COUNTY, GEORGIA RECORDS. SAID PLAT BEING IN-CORPORATED HEREIN BY REFERENCE

CORPORATED HEREIN BY REFERENCE THERETO.
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all

default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been neys fees having been given).

es (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might

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 conduct-

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 1561 Misty Valley Drive, Lawrenceville, GA 30045 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Gerard Beauvoir and Marie Beauvoir or tenant or tenants. indirers of record subperior 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.

JPMORGAN CHASE BANK, NATIONAL AS-SOCIATION as agent and Aftorney in Fact for Terrence E. Williams
Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 2191-2694A 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 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 nego-tiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any out-standing ad valorem tax-es (including taxes which are a lien, but not yet due and payable), (b) un-paid water or sewage bills that constitute a lien gia 30305. (404) 994-7400. 2191-2694A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 2191-2694A 05710/2023, 05/14/2023, 05/34/2022, 05/34/2022, 05/34/2022, 05/34/2022, 05/34/2022, 05/34/2022, 05/34/2022, 05/24/2022, 05/

paid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may or indiversity and the 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 confirma-

Gpn11
gdp1018
NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
Under and by virtue of
the Power of Sale contained in a Security Deed
given by John W Youngblood to Mortgage Electronic Registration Systems, Inc., as grantee, as
nominee for Bank of
England, its successors
and assigns, dated May
29, 2014 and Footal Bank 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 29, 2014, recorded in Deed Book 52979, Page 454, Gwinnett County, Georgia Records and as modified by that certain

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

sales in the State of Georgia, the Deed Under Power and other foreclo-Power and other foreclo-sure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately

dove.
U.S. BANK NATIONAL
ASSOCIATION,
GS
TRUST MORTGAGE
PASS-THROUGH CER-

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gdp1017
NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Terrence E. Williams to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Fairway Independent Mortgage Corporation, its successors and property to secure a Note in the original prin-

record Thereot are incor-porated herein by refer-ence 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

neys fees indving been given).
Said property is commonly known as 1455
Highland Lake Drive,
Lawrenceville, GA 30045
together with all fixtures and personal property atrached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Terrence

erty is (are): Terrence E. Williams or tenant or

E. Williams or fenant or tenants.
Carrington Mortgage Services, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
Carrington Southout Mortgage.
Carrington Mort

13:35
Page 2
www.foreclosurehotline.net
EXHIBIT A
ALL THAT TRACT OR
PARCEL OF LAND LYING AND BEING IN
LAND LOT 20 OF THE
STH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 74,
BLOCK A, OF COOPERS
POND SUBDIVISION,
UNIT TWO, AS PER
PLAT THEREOF
RECORDED IN PLAT
BOOK 38, PAGE 137,
GWINNETT COUNTY,
GEORGIA RECORDS,
WHICH PLAT IS INCORPORATED. HEREIN AND MADE A PART HEREOF BY REFER-HEREUT DI NUMBER PARCEL ID NUMBER R5020 340 NOTE: THE ABOVE LEGAL CON-SIDERED FROM SCRIVENER' S AF-FIDAVIT WHICH IS RECORDED ON 06/26/2019 IN BOOK 56688 PAGE 00260

MR/ca 6/6/23 Our file no. 22-10245GA – FT2 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023.

GPN11
gdp1028
NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT

GEORGÍA, GWINNETT COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Ernesto Tarazona-Jaime to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for First Franklin, a Division of National City Bank, its successors and assigns, dated December 29, 2006, recorded in Deed Book 47466, Page 701, Gwinnett County, Georgia Records, as last transferred to First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FFC, U.S. Bank National Association, as Trustee, successor in interest to Bank of America, N.A., as Trustee, successor by merger to LaSalle Bank sank of America, N.A., as Trustee, successor by merger to LaSalle Bank National Association, as Trustee by assignment recorded in Deed Book 57422, Page 359, Gwinnett County, Georgia Records, conveying the effer described, property

Records, conveying the after-described property to secure a Note in the original principal amount of FORTY-ONE THOUSAND FIVE HUNDED FIVE AND 0/100 DOLLARS (\$41,505.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be 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-

The debt secured by said 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 industries as an 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

Foreclosures

9075

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 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 matof redemption of any taxing authority, any mathers 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. dersigned. First Franklin Mortgage

dersigned.

First Franklin Mortgage
Loan Trust, Mortgage
Loan Asset-Backed Certrificates, Series 2007FFC, U.S.
Bank National Association, as Trustee, successor sor in interest to Bank of
America, N.A., as
Trustee, successor by
merger to LaSalle Bank
National Association, as
Trustee, successor by
merger to LaSalle Bank
National Association, as
Trustee is the holder of
the Security Deed to the
property in accordance
with OCGA § 44-14-162.2.
The entity that has full
authority to negotiate,
amend, and modify all
terms of the mortgage
with the debtor is: Specialized Loan Servicing
LLC, 6200 S. Quebec St.,
Suite 300, Greenwoad Village, CO 80111, 800-3066059.
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
Ernesto Tarazona-Jaime
or a tenant or tenant
and said property is

session of the property is Ernesto and said property is more commonly known as 1703 Tailmore Lane, Lawrenceville, Georgia 30043. 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 U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

Eirst Eranklin Mortagae

deed.
First Franklin Mortgage
Loan Trust, Mortgage
Loan Asset-Backed Cer-Loan Irust, Mortgage
Loan Asset-Backed Certificates, Series 2007FFC, U.S. Bank National
Association, as Trustee,
successor in interest to
Bank of America, N.A.,
as Trustee, successor by
merger to LaSalle Bank
National Association, as
Trustee
17:46
Page 2
as Attorney in Fact for
Ernesto Tarazono-Jaime
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net

Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A
All that tract or parcel of
land lying and being in
Land Lot 44 and 73 of the
7th District, Gwinnett
County, Georgia, being
Lot 38, Block C, Sweetwater Townhomes, Unit
One, as per plat recorded
in Plat Book 114, Page
293-295 and revised plat
recorded in Plat Book
115, Page 72-74, Gwinnett
County, Georgia
records, which recorded
plat is incorporated herein by this reference and
made a part of this description. Said property
being known as 1703 Tailmore Lane according to
the present system of
numbering houses in
Gwinnett County. Georgian

numbering houses in Gwinnett County, Geor-Reference: 1703 Tail-

Reference: 1703 Tailmore Lane,
Lawrenceville, GA 30043
Subiect to that certain
security deed from
Ernesto Tarazona-Jaime
to Mortgage Electronic
Registration Systems,
Inc., as grantee, as nominee for First Franklin, a
division of National City
Bank, its successors
and assigns, dated December 29, 2006, and
recorded in Deed Book
47466, Page 682, Gwinnett
County, Georgia
Records.
MR/mac 6/6/23

MR/mac 6/6/23 Our file no. 5862220 – FT7 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023. Gpn11

Gpn11
gdp1031
NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Yesenia Santana to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Prinnacle Financial Corporation, its successors and assigns. dated 9/6/2005 and recorded in Deed Book 44421 Page 70 and modified at Deed Book 51672 Page 58 GWINNETT County, Georgia records; as last and modified at Deed Book 51672 Page 58 GWINNETT County, Georgia FREALTING TO IMH ASSETS CORP., COLLATERALIZED ASSET-BACKED BONDS, SERIES 2005-8, conveying the after-described property to secure a Note in the original principal amount of 5139,189.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of GWINNETT County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

following described property: That certain condomini-mit lying and being um unit lying and being in Land Lot 5 of the 7th District, Gwinnett County, Georgia, and being shown as Unit Number 2404 of The Arbors at Sugarloaf Condominium an late recorded in Con 2404 of the Arbors at Sugarloaf Condominium on plat recorded in Con-dominium Plat Book 3, Pages 287 through 289, Gwinnett County, Geor-gia Records, which plat is incorporated herein by reference and made a part hereof; and as shown on Floor Plans recorded as Condomini-um Floor Plan Numbers 3825 through 3884, Gwin-nett County, Georgia Records; which floor plans are incorporated herein by reference and made a part hereof; to-gether with its appur-tenant percentage of un-divided interest in the common elements of The

Foreclosures

Arbors at Sugarloaf Condominium, as set forth and provided in that certain Declaration of Condominium for The Arbors at Sugarloaf Condominium for The Arbors at Sugarloaf Condominium by Beazer Homes Corp., a Tennessee corporation, recorded in Deed Book 37467, Page 247, aforesaid records; as amended from time to time as provided therein; said Unit being known as Unit 2404 in Building 24 and having an address of 823 Tulip Poplar Way, Lawrenceville, GA. 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 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 attorneys fees having been given).

or intent to content altorneys fees having been given). Said property is commonly known as 823 Tulip Poplar Way, Lawrenceville, GA 30044 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Yesenia Santana or tenant or tenants.

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

PHH Mortgage 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 es (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might 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 conduct-

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 9-1372.1, which allows for

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

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE RELATING TO IMH ASSETS CORP., COLLATERALIZED ASSET-BACKED BONDS, SERIES 2005-8 as agent and Altorney in Fact for Yesenia Santana Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1017-6095A

gia 30305, (404) 994-7400.
1017-6095A
THIS LAW FIRM MAY
BE ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. 1017-6095A
05/10/2023, 05/17/2023,
05/24/2023, 05/17/2023, Gpn11

wighlist
NOTICE OF SALE
UNDER POWER GEORGIA, GWINNETT
COUNTY
By virtue of a Power of
Sale contained in that
certain Security Deed
from EARL D CRAWFORD to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS
INC. AS GRANTEE, AS
NOMINEE FOR MORTGAGE RESEARCH
CENTER, LLC DBA
VETERANS UNITED
HOMES LOANS, dated
March 18, 2019, recorded
March 20, 2019, in Deed
Book 56475, Page 00060,
Gwinnett County, Georgia Records, said Security
Deed having been given to secure a Note of
even date in the original
principal amount of One
Hundred Ninety-Eight
Thousand Eight Hundred
Fiffy-Two and 00/100 dolflars (\$198,852.00), with
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 Gwinien Gouliny Couling, house, 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 347 OF THE 4TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT SIDGE SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 85, PAGE 123, RECORDS OF GWINNETT COUNTY, GEORGIA, WHICH RECORDED IN PLAT BOOK 85, PAGE 123, RECORDS OF GWINNETT COUNTY, GEORGIA, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. A.P.N #: R4347 151 Said legal description being controlling, however the property is more commonly known as 4368 James Wade Dr, Snellville, GA 30039. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be default.

ty 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

9075 Foreclosures 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; covenants, and any other matters of record superiprances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is EARL D CRAWFORD, or tenants (s). The sale will be conducted subject (1) to confirmation 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 (alterns of the Security Dead. The Security of the Security of the loan (alterns of the loan (alterns of the loan (alterns of the Security Dead. The Security of the Secu law to do so) is: Penny-Mac Loan Services, LLC,

law to do so) is: PennyMac Loan Services, LLC,
Loss Mitigation Dept.,
3043 Townsgate Road
Suite 200, Westlake Village, CA 91361, Telephone Number: 1- 866549-3583. Nothing in
O.C.G.A. Section 44-14162.2 shall be construed
to require a secured
to rediff to mortgage
instrument. PENNYMAC
LOAN SERVICES,
LOAN SERVICES,
LOAN SERVICES,
LOAN SERVICES,
DE 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 PURFOSE, Aftorney Contact:
Rubin Lublin, LLC, 3145
Avalon Ridge Place,
Suite 100, Peachtree Corners, GA 30071 Telephone
Number: (877) 813-0992
Case No. PNY-22-06316-6
Ad Run Dates 05/10/2023,
05/31/2023
rIselaw.com/propertylisting

5/10,17,22,31,2023

Gpn11 gdp1038
NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of

Pursuant to the Power of Sale contained in a Security Deed given by Maxim D. Povolotsky and Nelya Povolotsky to JP-Morgan Chase Bank, National Association dated 7/17/2008 and recorded in Deed Book 48991 Page 816 Gwinnett County, Georgia records; as last transferred to or ac-816 Gwinnett County, Georgia records; as last transferred to or acquired by JPMorgan Chase Bank, National Association, conveying the after-described property to secure a Note in the original principal amount of \$250,000.00, with interest at the rate specified therein, there will be 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) following described property: following described property:
ALL THAT TRACT OR
PARCEL OF LAND LY.
ING AND BEING IN
LAND LOT 284 OF THE
TTH DISTRICT, OF
GWINNETT COUNTY,
GEORGIA, AND BEING
MORE PARTICULARLY
DESCRIBED AS LOT
666, BLOCK N, UNIT 6C,
RIVERMOORE PARK,
AKA SPRINGHILL, AS
PER PLAT RECORDED
IN PLAT BOOK 84,
PAGE 153, GWINNETT
COUNTY, GEORGIA
RECORDS, WHICH
PLAT IS INCORPORATED HEREIN BY REFERENCE, BEING

PLAT IS INCORPORATIED HEREIN BY REFERENCE, BEING PROPERTY KNOWN AS 4930 SPRING PARK CIRCLE, SUWANEE, GEORGÍA 30024 AC CORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTIES IN SAID COUNTY. TAX ID: R7284100. THIS SALE IS MADE SUBJECT TO THAT SECURITY DEED IN THE AMOUNT OF \$256,706.00, RECORDED ON 8/8/2011 IN DEED BOOK 50810, PAGE 615, AFORESAID RECORDS. The debt secured by said security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebteddiess as a significant of the country of the country

ing aftorneys fees (notice of intent to collect aftorneys fees having been given). The entity having plul authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: PHH Mortgage Corporation they can be contacted at 1-800-750-2518 for Loss Mitigation Dept, or by writing to 1661 Worthingham Rd., Ste. 100, West Palm Beach, Florida 33409, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and opyable), 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 out above. To the best knowledge and belief of the undersigned, the party in possession of the property is GS Mortgage-Backed Securities Trust National Association or tenant(s); and sold 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. Bankrupty 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 fore-

PHH Mortgage Corpora tion as Attorney in Fact

fion as Afforney 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

Gpn11
gdp1042
NOTICE OF SALE
UNDER POWER
GEORGIA, GWINNETT
COUNTY
By virtue of a Power of
Sale contained in that
certain Security Deed
from JEREMY R
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
August 2, 2017, in Deed
Book 55299, Page 25,
Gwinnett County, Georgia Records, said Security Deed having been gisen to secure a Note of
even date in the original
principal amount of Two
Hundred Twenty-Five
Thousand and 00/100 dollars (\$225,000.00), with
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 Country 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 148
of the 7th District, Gwinnett Country, Georgia, being Lot 65, Block A,
Brook Forest Subdivision, Unit Three, as per

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).

neys fees having been given).
Said property is commonly known as 4330
Spring Park Cir., Suwanee, GA 30024-7345 to gether 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 parknowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Maxim D. Povolotsky and Nelya Povolotsky or tenant or tenants.

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

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

9075 Foreclosures 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 provided above. immediately

9075

Foreclosures

incorporated

Plat recorded in Plat Book 70, Page 151, Gwin-nett County, Georgia Records, which Plat is

above.
JPMorgan Chase Bank,
National Association as
agent and Attorney in
Fact for Maxim D. Povolotsky and Nelya Povolotsky
Aldridge Pite, LLP, 6
Piedmont Center, 3325
Piedmont Road, N.E.,
Suite 700, Atlanta, Georgia 30305, (404) 994-7637.
1031-3844. gia 30305. (404) 994-7637.
1031-3844A
THIS LAW FIRM MAY
BE ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. 1031-3844A
05/10/2023, 05/17/2023,
05/24/2023, 05/31/2023. 05/24/2023, 05/31/2023.

Gpn11

hereiby incorporated herein by reference thereto and made a part of this description Said legal description Said legal description being controlling, however the property is more commonly known as 662 SPRINGTOR DR, 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. The said property will be sold on an as-is basis without any representation, warranty or recurse against the abovenamed or the undersigned. The sale will labe 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; 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 lerms of the loan with the holder of the Security Deed. To the loan duit of the status of the loan with the holder of the Security Deed. To make the loan fermity in possession of the property is JEREMY R DUGAN, or tennat(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the sale is not prohibited under the sale will be conducted subject (1) to confirmation and audit of the status of the loan with the holder of the Security Deed. To ment of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan with the holder of the Security Deed. To ment of the Security Deed. To ment of the Security Deed. To ment of the Securit gdp1039 NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY, UNDER POWER
GWINNETT COUNTY,
GEORGIA
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Jackie Hudson
to Mortgage Electronic
Registration
Inc., as grantee, as nominee, for Homeward Residential, Inc., dated
September 24, 2015, and
recorded in Deed Book
53853, Page 0247, Gwinnett County, Georgia
Records, as last transferred to PHH Mortgage
Corporation by assignment recorded on April
6, 2022 in Book 59845
Page 295 in the Office of
the Clerk of Superior
Court of Gwinnett County, Georgia Records,
conveying the after-described property to secure a Note in the original principal amount of
One Hundred Twelve
Thousand and 0/100 dollars (\$112,000.00), with
interest thereon as set
forth therein, there will
be sold at public outery forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house 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 78 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 7, BLOCK A, OF UNIT ONE, MEMORIAL PARK ESTATES SUBDIVISION RECORDED IN PLAT BOOK K, PAGE 177, IN THE OFFICE OF THE CLERK OF SUPERIOR COUNT OF GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERIOR CAND 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. The debt remaining in default, this sale will be made for the purpose of polying the same and all expenses of this sale, as provided in Security Deed and by law, includent of the country of t LOAN SERVICES, LLC
as Attorney in Fact for
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:

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-23-01715-1 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 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-

Registration Systems, Inc., as grantee, as nominee 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 until paid, as last assigned to Willmingston Fund Savings Society, as trustee

ings Society, as trustee 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, 2023, to wit: June 06, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 24 OF THE GHAND LOT 24 OF THE GHAND LOT 12, BLOCK C, MEADOW HILL SUBDIVISION, UNIT ONE, ACCORDING TO PLAT RECORDING TO

above-referenced security deed has been declared 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 aftorneys fees (notice of

debt and all expenses of this sale including attorneys fees (notice of intent to collect attorneys 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 deed being foreclosed

ments and other liefts symmetry
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 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 9075 terms of the above-de-scribed mortgage is as follows: Real Time Resolutions, Inc. 1349 Empire Central Dr.,

Foreclosures

Inc.
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.
RRA CP Opportunity
Trust 1 as Attorney in
Fact for Cedric Floyd Sr
and Nadine Floyd
Attorney Contact:
Miller, George & Comp.
Suggs, PLLC
3000 Langford Road,
Building 100
Peachtree Corners, GA
30071
Phone: 404-793-1447
Fax: 404-738-1558
23GA104-0003

Phone: 404-793-1447
FAX: 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 05/24/2023, 05/31/2023. 05/17/2023,

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 GIB-SON 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 Thirty-Two Thousand Eight Hundred and 00/100 dollars (\$232,800.00), with 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 PARCEL OF THE 1ST DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOND I. BLOCK A. BRIAR-SLEN LAND LOT 10 THE 1ST DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOND I. BLOCK A. BRIAR-SLEN LAND LOT 10 THE 1ST DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOND I. BLOCK A. BRIAR-SLEN LAND LOT 10 THE 1ST DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LONTY RECORDED IN PLAT BOOK 57, PAGE 149, GWINNETT COUNTY, RECORDED IN PLAT BOOK 57, PAGE 149, GWINNETT COUNTY, RECORDED PLAT IS INCORPORATED INCORPORATED
HEREIN BY REFERENCE AND MADE A
PART OF THIS DECRIPTION. 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 be-

cured 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 named or the under-signed. The sale will also be subject to the follow-ing items which may af-fect the title: any outfect 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;

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 PAUL BRI-AN GIBSON, ESTATE AND/ OR HEIRS OF LAW OF PAUL GIBSON, 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 (alterns of the loan (alterns of the loan other party and the property of the loan (alterns of the loan integrated by 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 PAUL BRIAN GIBSON THE BELOW LAW FIRM MAY BE HELD 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 PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridse Place, Suite 100, Peachtree Corers, GA 30071 Telephone Number: (877) 813-0992 Case No. PNY-23-01739-1 Ad Run Dates 05/10/2023, 05/31/2023, 05/31/2023, 105/31/2023, 11selaw.com/propertylisting#

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

gdp1045 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 Brian D Walsh
to Mortgage Electronic
Registration Systems,
Inc., as grantee, as nominee for PHH Home
Loans, LLC dba Sunbelt
Lending Services, its successors and assians, dat-Lending Services, its 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,