	<u> </u>																
9075 Fore	eclosures	9075 Foreclosures	9075	Foreclosures	9075	Foreclosures	9075	Foreclosures	9075	Foreclosures	9075	Foreclosures	9075	Foreclosures	9075	Foreclosures	
Georgia Records veying the a		is known as 1766 Green Road, Buford, GA 30518,		ates 05/10/2023,		ents of de- e to pay the		of the mort-	GEORGIA,			the Security		e loan with the f the Security	gia Record	s and as modi-	
scribed property to se- together with all f		together with all fixtures	es 05/31/2023		indebtedness as and		gage instrument. NEW RESIDENTIAL MORT-		ALL THAT TRACT OR PARCEL OF LAND LY-		Deed to the property in accordance with OCGA §		Deed. Pursuant to		fied by that certain Loan Modification Agreement		
	cure a Note in the origi- nal principal amount of tached to and constitut-		rlselaw.com/property- listing		when due and in the manner provided in the		GAGE LOAN TRUST 2017-6 as Attorney in		ING AND BEING IN LAND LOT 322 OF THE		44-14-162.2. The entity that has full		O.C.G.A. Section 9-13- 172.1, which allows for		recorded in Deed Book 55129, Page 734, Gwinnett		
	ONE HUNDRED ing a part of said proper- FORTY-ONE THOU- ty, if any. This con-					curity Deed.	Fact for	BONIFACIO THE BELOW		TRICT OF COUNTY,		to negotiate, d modify all		certain procedures re- garding the rescission of		County, Georgia Records, as last trans-	
SAND THREE	SAND THREE HUN- veyance is made subject			7,22,31,2023	default, this	sale will be	LAW FIRM MAY BE HELD TO BE ACTING		GEORGIA,	GEORGIA, BEING LOT 30, BLOCK A, SUGAR		terms of the mortgage with the debtor is: Se-		judicial and non-judicial sales in the State of		ferred to Wells Fargo Bank, N.A. by assign-	
AND 0/100 DOLLA	AND 0/100 DOLLARS Deed in favor of Branch		Gpn11 gdp1048		made for the purpose of paying the same and all		AS A DEBT COLLEC-		CROSSING SUBDIV-		lene Finance, 3501 Olym-		Georgia, the Deed Under		ment recorded in Deed		
(\$141,391.00), with est thereon as se		Banking and Trust Com-	NOTICE	OF FORECLO-	provided	this sale, as in Security	AL LAW.	DER FEDER- IF SO, ANY		T TWO, AS RECORDED	pus Boulev Suite 500,	ard, 5th Floor, Dallas, TX		d other foreclo- uments may not	Book 48905, Gwinnett	Page 770, County, Geor-	
	erein, there will be Book 44602, page 1, Gwin- Id at public outcry to nett County Records.		POWER		Deed and by law, includ- ing attorneys fees (notice		INFORMATION OB- TAINED WILL BE		IN PLAT BOOK 57, PAGE 90, GWINNETT		75019, 7136252034. Note, however, that such		be provided until final confirmation and audit of		gia Records, conveying the after-described prop-		
the highest bidd	bidder for Said property will be sold		GWINNETT COUNTY, GEORGIA		of intent to collect attor- neys fees having been		USED FOR THAT PUR- POSE. Attorney Contact:		COUNTY RECORDS, WHICH PLAT IS HERE-		entity is not required by		the status of the loan as		erty to secure a Note in the original principal		
cash before the house door of G	winnett	subject to any outstand- ing ad valorem taxes (in-	Under and by virtue of the Power of Sale con-		given). The entity having		Rubin Lublin, LLC, 3145		BY INCORPORATED		law to negotiate, amend or modify the terms of		provided immediately above.		amount of ONE HUN-		
County, Georgia, such place as may		cluding taxes which are a lien, whether or not	tained in a Security Deed		full authority to negoti- ate, amend or modify all		Avalon Ridge Place, Suite 100, Peachtree Cor-		BY REFERENCE THERETO AND MADE		the loan. To the best knowledge		TIAA FSB S/B/M Ever- bank F/K/A Everhome		DRED FIFTY-ONE THOUSAND THREE		
lawfully designate alternative, within		now due and payable), the right of redemption	and Tina L. Bowen to		terms of the loan (al- though not required by		ners, GA 30071 Telephone Number: (877) 813-0992		A PRAT OF THIS DE- SCRIPTION. SUBJECT		and belief of the under- signed, the party in pos-		Mortgage Company F/K/A Alliance Mortgage		HUNDRED EIGHTY- SIX AND 0/100 DOL-		
gal hours of sale	on the	of any taxing authority,	Centex Home Equity Company, LLC, dated		law to do so) is: Truist		Case No. NAT-20-01759-11		TO ALL EASEMENTS AND RESTRICTIONS		session of the property is Kerwin J Vasquez and		Company as agent and Attorney in Fact for		LARS (\$151,386.00), with interest thereon as set		
first Tuesday in 2023, the followi		any matters which might be disclosed by an accu-	June 13, 20 ed in Dee	005, and record- ed Book 43326,	merger to S	unTrust Bank		ates 05/10/2023, 3, 05/24/2023,	OF RECOR	D. Said legal	Rosandri S	keet or a ten-	Gregg A	Teschner and	forth there	in, there will	
scribed property: SEE EXHIBIT	A AT-	rate survey and inspec- tion of the property, any	Page 253,	Gwinnett Coun-		contacted at 32 for Loss	05/	31/2023 om/property-		being control- er the proper-		ants and said s more com-		J Teschner Pite, LLP, Six		public outcry est bidder for	
TACHED HERET MADE A PART		assessments, liens, en- cumbrances, zoning ordi-	last trans	ia Records, as ferred to The		Dept, or by 1001 Semmes	li	isting		e commonly 5675 SUGAR		vn as 974 Park urt, Lilburn,	Piedmont	Center, 3525 Road, N.E.,	cash befor	re the court- r of Gwinnett	
OF The debt secured		nances, restrictions,	lon, f/k/a	New York Mel- The Bank of	Avenue, Rie	chmond, Vir-		,22,31,2023	CROSSING	DR, SUGAR	Georgia 30	047. Should a	Suite 700,	Atlanta, Geor-	County, G	eorgia, or at	
Security Deed ha	is been	covenants, and matters of record superior to the		as successor	possible al	to discuss ernatives to		Spn11 dp1052	debtedness	secured by	the propert	rise between y address and	1154-1954	(404) 994-7400.	lawfully de	e as may be signated as an	
and is hereby de due because of, an	nong	Security Deed first set out above. The proceeds	CHASE B	ANK, N.A., as for Soundview		losure. Said I be sold sub-	NOTICE	E OF SALE R POWER		ty Deed has s hereby de-		escription the cription will	BE ACTI	W FIRM MAY NG AS A DEBT	gal hours	, within the le- of sale on the	
other possible ev default, failure to		of said sale will be ap- plied to the payment of	Home Loo	an Trust 2005-		outstanding taxes (in-	GE	ORGIA,		because of de-	control.	ill be conduct-	COLLEC	TOR AT- NG TO COL-	first Tues 2023, the	day in June, following de-	
indebtedness as when due and	and	said indebtedness and all expenses of said sale as	tificates,	set-Backed Cer- Series 2005-	cluding taxe	s which are not yet due	By virtue	<b>TT COUNTY</b> of a Power of	said Securi	ty Deed. The	ed subject	(1) to confir-		DEBT. ANY IN-	scribed pro		
manner provided	in the	provided in said Deed,	CTX1 by recorded of	y assignment on July 23, 2020	and payable	e), any mat-		ained in that ecurity Deed	in default,	s remaining this sale will	not prohibi	it the sale is ted under the	TAINED	WILL BE	TACHED F	IERETO AND	
Note and Security The debt remain	ning in	and the balance, if any, will be distributed as	in Book 57	7681 Page 00020 ce of the Clerk	closed by	night be dis- an accurate	from HYL	IN HO YOON AE KIM to	of paying t	r the purpose he same, all		Code and (2)	POSE. 11		OF	PART HERE-	
default, this sale made for the pur		provided by law. The sale will be conducted	of Super	ior Court of County, Geor-		inspection of , any assess-	MORTGAC			the sale, in- torneys fees		firmation and	05/10/2023, 05/24/2023,	05/17/2023, 05/31/2023.		ecured by said eed has been	
paying the same expenses of this s		subject (1) to confirma- tion that the sale is not	gia Recor	rds, conveying		ns, encum- oning ordi-	TION SYS	TEMS INC. AS	(notice to	collect same n given) and		the holder of				reby declared e of, among	
provided in the S Deed and by law,	Security	prohibited under the U.S.		described prop- cure a Note in	nances,	restrictions, and matters	GRANTEE NEE FO	, AS NOMI- DR UNITED	all other p	ayments pro-	U.S. Bank	Trust National	9	Gpn11 gdp1079	other poss	ible events of lure to pay the	
ing attorney fees	(notice	Bankruptcy Code and (2) to final confirmation and		inal principal Two Hundred	of record su	perior to the	GAGE / do	LE MORT- ated March 28,	terms of	under the the Security	dividual	, not in its in-	DER POV	OF SALE UN-	indebtednes	ss as and	
pursuant to O.C. 13-1-11 having be		audit of the status of the loan with the secured	Twenty-Se	ven Thousand dred and 0/100	out above.	ed first set To the best	2019, reco	rded April 11, ed Book 56521,		property will an as-is basis	solely as for RCF	2 Acquisition	GEORGI COUNTY	A, GWINNETT	manner pr	and in the ovided in the	
en). Said property will	be sold	creditor. The property is or may be in the posses-	dollars (\$2	227,500.00), with		and belief of ned, the par-	Page 000	29, Gwinnett		y representa- anty or re-	Trust as At for Kerwin	torney in Fact	Under ar	nd by virtue of		Security Deed. remaining in	
subject to any ou ing ad valorem tax	utstand-	sion of Lori Gayle Burns, successor in interest or	forth ther	hereon as set ein, there will	ty in posse	ssion of the Robert L.		Georgia said Security	course agai	nst the above- the under-	17:35	0 1004002	tained in	a Security Deed	default, thi	s sale will be he purpose of	
cluding taxes whi	ich are	tenant(s). Regions Bank		t public outcry hest bidder for	Sullivan or	tenant(s);	to secure	ng been given a Note of even	signed. The	sale will also	Page 2 McCalla R	gymer Leibert		Stan J Martin silla Martin to	paying the	same and all	
a lien, but not y and payable), the	e right	dba Regions Mortgage as Attorney-in-Fact for Lori	cash befa	ore the court- or of Gwinnett	more comr	property is nonly known		e original prin- ount of Three		to the follow- /hich may af-	Pierce, LLO 1544 Old Alo	abama Road	H&F	Block Mort- poration, dated	provided in	f this sale, as n the Security	
of redemption of a ing authority, an		Gayle Burns File no. 15- 050702	County, G	Georgia, within		A 30017. The	Hundred N	lineteen Thou-		tle: any out- valorem tax-	Roswell, G. www.forecl		July 28, 2	003, recorded in	Deed and b ing attorne	y law, includ- y fees (notice	
ters which might closed by an ad		LOGS LEGAL GROUP LLP* Attorneys and	June 6, 20	ours of sale on 23, the follow-	sale will b	e conducted 1) confirma-	(\$319,000.00	00/100 dollars )), with inter-	es (includin	g taxes which whether or not	line.net EXHIBIT A		191, Gw	ok 34167, Page innett County,	pursuant t	o O.C.G.A. § ing been giv-	
survey and inspec	ction of	Counselors at Law 211	ALL THA	bed property: T TRACT OR	tion that th	e sale is not		n as provided , said Security	now due a	nd payable);	ALL THAT	TRACT OR		Records, as last ed to U.S. Bank	en).		
the property, any ments, liens,	encum-	Perimeter Center Park- way, N.E., Suite 130 At-		OF LAND LY- D BEING IN	Bankruptcy	nder the U.S. Code (2) fi-		ing been last ned and trans-	of any taxi	f redemption ng authority;	ING AND	DF LAND LY- BEING IN	Trust No	itional Associa- in its individual	subject to	ty will be sold any outstand-	
brances, zoning nances, restr	ordi- ictions,	lanta, GA 30346 (770) 220- 2535/***CF REFER-	ROCKY C	REEK G.M.D. GWINNETT		ation and au-	ferred to	Nationstar		ich would be / an accurate		174 OF THE TRICT OF	capacity	but solely as ustee for RCF 2		rem taxes (in- ces which are	
covenants, and an ters of record inc		ENCE_INITIALS***	COUNTY,	GEORGIA,	loan with t	he holder of deed and (3)	be sold at	public outcry	survey or I	property; all	GWINNET	T COUNTY, BEING LOT	Acquisitio	on Trust by	a lien, but	t not yet due le), the right	
but not limited to superior to the S	o, those	https://www.logs.com/ *THE LAW FIRM IS	Α,	OT 28, BLOCK ALEXANDER	any right o	f redemption	cash at	the Gwinnett	zoning ord	inances; as-	17, BLOCK	A, OF PARK	Deed Bo	nt recorded in ok 60529, Page	of redempt	ion of any tax-	
Deed first set out	above.	ACTING AS A DEBT COLLECTOR. ANY IN-	MANOR UNIT I. A	SUBDIVISION, AS PER PLAT	guished by	n not extin- foreclosure.		urthouse, with- I hours of sale	brances;	liens; encum- restrictions;	AS REC	UBDIVISION, ORDED IN		innett County, Records, con-	ters which	ity, any mat- might be dis-	
Said property will on an "as-is		FORMATION OB- TAINED WILL BE	RECORDE	ED IN PLAT PAGE 235,		k, successor to SunTrust	on the fir	st Tuesday in , all property		and any other record superi-	PLAT BOO 234, OF	OK 14, PAGE GWINNETT	veying	the after-de-	survey and	an accurate l inspection of	
basis without any sentation, warra	repre-	USED FOR THAT PUR-	GWINNET	TT COUNTY,	Bank as Att	orney in Fact Sullivan III	described	in said Securi-	or to said S	ecurity Deed. of the knowl-	COUNTY, RECORDS	GEORGIA	cure a N	ote in the origi-	the propert	y, any assess- ens, encum-	
recourse agains above-named or f	at the	POSE.	GEORGIA WHICH PI	LAT IS INCOR-	a/k/a Rober	t L. Sullivan	limited to	cluding but not the following	edge and be	lief of the un-	PLAT IS I	NCORPORAT-	ONE HUI			zoning ordi- restrictions,	
dersigned.	Convio	5/10,17,22,31,2023	PORATED	D HEREIN THIS REFER-	and Barbard Brock & S	cott, PLLC		property: ALL ACT OR PAR-		he owner and session of the		IN BY REF-		THOUSAND		and any mat-	

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 withOCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Na-tionstar Mortgage, LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, (889) 40-2432. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan. To the best knowledge and belief of the under-signed, the party in pos-session of the property is Brian D Walsh or a ten-ent or teapets and egid

Brian D Walsh or a ten-ant or tenants and said ant or tenants and said property is more com-monly known as 2095 Uniwattee TRL, Dacula Georgia 30019. Should a conflict arise between the property address and the legal description the legal description will control.

legal description 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. Unit Scoring, Lakeview Loan Servic-ing, LLC as Attorney in Fact for Brian D Walsh McCalla Raymer Leibert Pierce, LC 1544 Old Alabama Road Roswell. GA 30076

Gen11 gdp1047 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Security Deed from DION A. BAY-NARD to MORTGAGE ELECTRONIC REGIS-TRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR AC-CREDITED HOME LENDERS, INC, dated August 11, 2003, recorded August 11, 2003, recorded

A, ALEXANDER MANOR SUBDIVISION, UNIT I, AS PER PLAT RECORDED IN PLAT BOOK 82, PAGE 233, GWINNETT COUNTY, CEODOLA BEOODDS

GEORGIA RECORDS, WHICH PLAT IS INCOR-PORATED HEREIN AND BY THIS REFER-ENCE MADE A PART HEREOF THIS CON-VEYANCE IS MADE SUBJECT TO ALL ZON-ING ORDINANCES, EASEMENTS, AND RE-STRICITONS, OF RECORD AFFECTING SAID BARGAINED PREMISES. TAX ID# R2003 248 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 Security Deed due by law, includ-ing attorneys fees (notice of intent to collect attor-neys fees having been given). The entity having full authority to negoti-ate, amend or modify all terms of the loan (al-though not required by law to do so) is: PHH Mortgage Corporation they con be contacted at 1-800-750-2518 for Loss Mitigation Deet, or by writing to 1641 Worthing-ton Rd., Ste. 100, West Palm Beach, Florida 33409, to discuss possible alternatives to avoid foreclosure. Said proper foreclosure. Said proper-ty will be sold subject to any outstanding ad val-orem 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 assess-ments, liens, encum-brances, zoning ordi-nances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best howledee and belief of

the security deed and (3) any right of redemption or other lien not extin-guished by foreclosure. Truist Bank, successor by merger to SunTrust Bank as Attorney in Fact for Robert L. Sullivan III a/k/a Robert L. Sullivan and Barbara D. Sullivan. Brock & Scott, PLLC 4300 Chamblee Dun-4360 Chambles Dun-woody Road Suite 310 At-lanta, GA 30341 404-789-2661 B&S file no.: 22-10737 5/10,17,22,31,2023 Gpn11

AND TICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Security Deed from BONIFACIO BRA-VO to MORTGAGE ELECTRONIC REGIS-TRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR EQUIFIRST CORPORA-TION, dated May 3, 2004, recorded July 9, 2004, in Deed Book 38993, Page 200, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Thirty-Five Thousand One Hun-dred and 00/100 dollars (s135,100.00), with inter-est thereon as provided for therein, said Security Deed having been last sold, assigned and trans-ferred to New Residen-tial Mortgage Loan Trust 2017-6, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the scribed in said Security Deed including but not limited to the following described property ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND DAT 185 OF THE STH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING KNOWN AS LOT 15, BLOCK A OF CHAN-DLER WOODS, TRACT ONE - EAST SIDE, UNIT 1, PARCEL 001, AC DEP DIAT

to the highest bidder for cash at the Gwinnett County Courthouse, with-in the legal hours of sale on the first Tuesday in June, 2023, all property described in said Securi-ty Deed including but not limited to the following described property. All described property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 178 OF THE 7TH DISTRICT OF GWIN-NETT COUNTY, GEOR-GIA, BEING LOT 177, BLOCK B OF THE VIL-LAGE AT IVY CREEK, UNIT 1, PHASE 2, AS PER PLAT RECORDED IN PLAT BEOOK 141, PAGE 244, ET. SEQ. GWINNETT COUNTY, GEOR-GWINNETT COUNTY, RECORDS, WHICH PLAT IS INCORPORAT-ED HEREIN AND MADE A PART HERE OF BY REFERENCE. BEING PARCEL NO: R7178 973 Said legal de-scription being control-ling, however the proper-ty is more commonly known as 3497 IVY BIRCH WAY, BUFORD, GA 30519. The indebted-ness secured by said Se-curity Deed has been and is hereby declared due because of default under the terms of said Securi-ty Deed. The indebted-ness remaining in de-fault, this sale will be made for the purpose of paying the same, all ex-penses of the sale, in-cluding attorneys fees (notice to collect same having been given) and all other payments pro-vided for under the terms of the Security Deed, Said property will be sold on an as-is basis without any representa-tion, warranty or course against, the above course against the above-named or the under-signed. The sale will also be subject to the follow-ing items which may af-fect the title: any out-standing ad valorem tox-es (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspec-tion of the property; all and gordinances; are tion of the property; all zoning ordinances; as-sessments; liens; encum-brances; restrictions; covenants, and any other matters of record superi-or to said Security Deed. To the best of the knowl-edge and belief of the un-dersigned, the owner and party in parceasion of the derisplied, me owner dwite property is HYUN HO YOON, NARAE KIM, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited un-der the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the Se-curity Deed. The entity having full authority to negotiate, amend or loan (although not re-quired by law to do so) is: Nationstar Mortgage LLC, Loss Mitigation Dept., 850 Cypress Wa-ters Blvd, Coppell, TX 75019, Telephone Num-ber: 888-480-2432/833-685 8589. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to nego-tiate, amend, or modify the terms of the mort-gage instrument. NA-TIONSTAR MORTGAGE LLC as Attorney in Fact for HYUN HO YOON, NARAE KIM THE BE-LOW LAW FIRM MAY BE HELD TO BE ACT-ING AS A DEBT COL-EALLAW. IF SO, ANY INFORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE, Attorney Contact: **Rubin Lubin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Cor-ners, GA 30071 Telephone Number: (877) 813-0992 Case No. NAT-23-01493-1 Ad Run Dates 05/10/2023, 05/31/2023** rlselaw.com/property-listing 5/10,17,22,31,2023 Gpn11 gdp1067 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Security Deed from SCOTT SPOON-AMORE to BANK OF AMERICA, N.A., dated August 15, 2019, recorded September 25, 2019, in Deed Book 56906, Page 671, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Fifty Thousand and 00/100 dollars (\$50,000.00), with interest Gpn11 of Fifty Thousand and 00/100 dollars (\$50,000.00), with interest therein, said Security Deed having been last sold, assigned and trans-ferred to BANK OF AMERICA, N.A., there will be sold at public out-cry to the highest bidder for cash at the Gwinnett County Courthouse, with-in the legal hours of sole on the first Tuesday in oune, 2023, all property described in soid Securi-ty Deed including but not limited to the following described property: THE SCRIBED RESAL PROPERTY SITUATED IN THE COUNTY OF GWINNETT, STATE OF

zoning ordinances; as-sessments; liens; encum-brances; restrictions; covenants, and any other matters of record superi-or to said security Deed. To the best of the knowl-edge and belief of the un-dersigned, the owner and party in possession of the property is SCOTT SPOONAMORE, or ten-ants(s). The sale will be conducted subject (1) to condirided subject (1) to condirided subject (1) to condirided subject (1) to condirimation that the sale is not prohibited un-der the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the se-curity Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not re-quired by law to do so) is: Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP fik/a Countrywide Home Loans Servicing, LP fik/a Countrywide Home Loans Servicing, LP fik/a Country in 7 X5024, Tele-phone Number: 800-846 S222. Nothing in O.C.G.A. Section 44-14-182.2 shall be construed to require a secured creditor to nego-tiate, amend, or modify the terms of the mort-socoTT SPOONAMORE THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY IN-FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. Attorney Contact: **Rubin LUDI**, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Cor-mers, GA 30071 Telephone Number: (877) 813-092 Ad Run Dates 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023 rlselaw.com/p. listing m/property-5/10,17,22,31,2023

Acquisition Trust by assignment recorded in Deed Book 60529, Page 553, Gwinnett County, Georgia Records, con-veving the after-de-scribed property to se-cure a Note in the origi-nal principal amount of ONE HUNDRED TWELVE THOUSAND FIVE HUNDRED AND 0/100 DOLLARS (\$112,500.00), with inter-est 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 le-gal hours of sale on the first Tuesday in June, 2023, the following de-scribed property: SEE EXHIBIT A AT-TACHED HERETO AND MADE A PART HERE-OF The debt secured by said Security Deed has been and is hereby declared 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 INCORPORAT-ED HEREIN BY REF-ERENCE AND MADE A PART OF THIS DE-SCRIPTION. BEING IMPROVED PROPERTY KNOWN AS 974 PARK FOREST COURT, ACCORDING TO THE PRESENT SYS-TEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA. MR/mac 6/6/23 Our file no. 5666014 -FTI8 05/10/2023, 05/17/2023, 05/17/2023, 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023 Gpn11 gdp1076 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY DER POWER, GWIN-NETT COUNTY Pursuant to the Power of Sale contained in a Secu-rity Deed given by Gregg A Teschner to Bank of Oklahoma N.A. dated 3/26/1998 and recorded in Deed Book 15835 Page 0215 Gwinnett County, Georgia records; as last transferred to or ac-quired by TIAA FSB S/B/M Everbank F/K/A Everhome Mortgage Company F/K/A Alliance Mortgage Company, con-veying the afterdescribed property to secure a Note in the prainal prin-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, includ-ing attorney fees (notice pursuant to O.C.G.A. § 31-111 having been giv-en). veying the afterdescribed property to secure a Note in the original prin-cipal amount of \$96,677.00, 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 and the set of the of redemption of any tax-ing authority, any mat-ters which might be dis-closed by an accurate survey and inspection of the property, any assess-ments, liens, encum-brances, zoning ordi-nances, restrictions, covenants, and any mat-ters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an &auoti.as-is.auot; basis without any repredoor 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 (be-ing the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednes-day of said month), the following described prop-erty: erty: ALL THAT TRACT OR PARCEL OF LAND LY-ALL IHAI IRACI OR PARCEL OF LAND LY-ING 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 INCORPORAT-ED HEREIN BY REF-ERENCE THERETO. This sale will be made subject to any right of the United States of America to redeem the hereinbove described basis without any repre-sentation, warranty or recourse against the above-named or the un-dersigned. U.S. Bank Trust National U.S. Bank Trust National Association, not in its in-dividual capacity but solely as owner trustee for RCF 2 Acquisition Trust is the holder of the property in accordance with OCGA § 44-14-162.2. The artity that here full 14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Selene Fi-nance, 3501 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 under-signed, the party in pos-session of the property is Stan J Martin or a tenant or tenants and said prop-erty is more commonly known as 1043 Park For-est Dr NW, Lilburn, Georgia 30047. Should a conflict arise between the legal description the legal description will control. The sale will be conduct-The United States of America to redeem the hereinabove described property within 120 days from the sale date afore-said, in order to satisfy certain outstanding fed-eral 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 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, includ-ing attorneys fees (notice of intent to collect attor-neys fees having been ing attorneys fees (notice of intent to collect attor-neys fees having been given). Said property is com-monly known as 2000 Huntington Hill Trace, Buford, GA 30519 togeth-er with all fixtures and personal property at-tached to and constitut-ing a part of said proper-ty, if any. To the best the legal description 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. ty, if any. To the best knowledge and belief of the undersigned, the par-ty (or parties) in posses-sion of the subject prop-erty is (are): Gregg A Teschner or tenant or tenants. LoanCare, LLC is the en-tity or individual desig-nated who shall have full authority to negotiate, amend and modify all terms of the mortgage. LoanCare, LLC Atten-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 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 gainst the property whether due and payable or not yet due and payable and which may not be of record, (c) the ty, if any. To the best knowledge and belief of deed. U.S. Bank Trust National Association, not in its in-dividual capacity but solely as owner trustee for RCF 2 Acquisition Trust as Attorney in Fact for Stan J Martin McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road 17:41 deed 17:41

nances, restrictions, covenants, and any mat-ters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an " as- is" basis without any repre-sentation, warranty or recourse against the above-named or the un-dersigned.

Wells Fargo Bank, N.A. is the holder of the Secu-rity Deed to the property

commonly known as 839 Nichols Landing Ln, Dac-

Is the holder of the poperty in accordance with OCGA § 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 under-signed, the party in pos-session of the property is Kimberly E Pulley or a tenant or tenants and sold property is more commanly 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 the legal de-scription that legal de-scription that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirma-tion and audit of the sto-tus of the loan with the holder of the security deed. Wells Fargo Bank, N.A. as Attorney in Fact for Kimberly E Pulley McCalla Raymer Leibert Pierce, LLC Is44 Old Alabama Road Rosell, GA 30076 Roswell, GA 30076 14:40

Page 2 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,

1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-line.net 17:58 Page 2 EXHIBIT A All that tract or parcel of land lying and being in Land Lots 264, 280, and 281 of the 5th District of Gwinnett County, Geor-gia, being Lot 10, Block B of Sweetgum Subdivi-sion, Unit One, as per Plat Book 46, Page 272, Gwinnett County, Geor-gia, records, which Plat is incorporated herein and made a part hereof by reference for a more detailed description; and being known as 2095 Unibeing known as 2095 Uni-wattee Trail, according to the present system of numbering property in Gwinnett County, Geor

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

FT2 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023.

Gpn11

Gen11 gdp1046 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Because of a default un-der the terms of the Se-curity Deed executed by Lori Gayle Burns to Re-gions Bank d/b/a Regions Mortgage dated Decem-ber 20, 2013, and record-ed in Deed Book 52711, Page 157, Gwinnett Coun-ty Records, securing a Note in the original prin-cipal amount of cipal amount \$270,400.00, the holde \$270,400.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said in-debtedness due and payable and, pursuant to the power of sale con-tained in said Deed, will on the first Tuesday, lune 6. 2023 during the tained in sold Deed, will on the first Tuesday, June 6, 2023, during the legal hours of sale, be-fore the Courthouse door in said County, sell at public outcry to the high-est bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOTS 372 AND 373 OF THE 7TH DISTRICT OF GWINNETT COUNTY, LOTS 372 AND 373 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING 1.275 ACRES AND MORE PARTICULARLY DE-SCRIBED BY PLAT OF SURVEY DATED SEPTEMBER 4, 1992, PREPARED BY THOMAS WOOD & AS-SOC. CERTIFIED BY THOMAS WOOD, REG-ISTERED SURVEYOR NO. 1990 AND BEING RECORDED AT PLAT BOOK 57, PAGE 150-A, GWINNETT COUNTY, GEORGIA RECORDS; WHICH PLAT AND THE RECORD THEREOF ARE INCORPORATED HEREIN BY REFER-ENCE THERETO. BE-ING THE SAME AS THE WARRANTY DEED AND EASEMENT FOR WARRANTY DEED AND EASEMENT FOR INGRESS AND EGRESS

AND EASEMENT FOR INGRESS AND EGRESS FROM THOMAS HOW-ELL GREEN TO WILLIAM G. WILLIAMSON AND BEVERLY S. WILLIAMSON, DATED JANUARY 10, 1986, RECORDED AT DEED BOOK 333, PAGE 298, TOGETHER WITH ANY RIGHTS GRANTORS MAY HAVE IN THAT CERTAIN EASEMENT SET OUT IN WARRAN-TY DEED AT DEED BOOK 222, PAGE 298, GWINNETT COUNTY RECORDS Said property

CREEK LAKE, AS PER PLAT RECORDED IN PLAT BOOK 84, PAGES 208 AND 209 OF GWIN-NETT COUNTY, GEOR-GIA RECORDS. SAID PLAT IS INCORPORAT-ED HEREIN AND MADE A PART HERE-OF. Said legal descrip-tion being controlling, however the property is more commonly known as 1456 WHISPERWOOD COURT, COURT, LAWRENCEVILLE, GA

LAWRENCEVILLE, GA 30043. The indebtedness secured by said Security Deed has been and is hereby declared due be-cause of default under the terms of said Securi-ty Deed. The indebted-ness remaining in de-fault, this sale will be made for the purpose of paying the same, all ex-penses of the sale, in-cluding attorneys fees cluding attorneys fees (notice to collect same

(s). The sale will be con-firmation 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. The entity having full authority to nearchi-

full authority to negoti ate, amend or modify al

ate, amend or modify all terms of the loan (al-though not required by law to do so) is: Nation-star Mortgage LLC, Loss Mitigation Dept., 8950, Coppell, TX 75019, Tele-phone Number: 888-480-2432/833-685-8589. Noth-ing in O.C.G.A. Section 44-14-162.2 shall be con-strued to require a se-

strued to require a se-cured creditor to negoti-

strued to reduite a se-cured creditor to negoti-ate, amend, or modify the terms of the mort-gage instrument. NEW RESIDENTIAL MORT-GAGE LOAN TRUST 2018-1 as Attorney in Fact for DION A. BAY-NARD THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLEC-TOR, UNDER FEDER-AL LAW. IF SO, ANY INFORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. Attorney Contact: Rubin LUBin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Cor-ners, GA 30071 Telephone Number: (877) 813-0992 Case No. NAT-23-00344

Case No. NAT-23-00034-4

Security Deed first set out above. To the best knowledge and belief of the undersigned, the par-ty in possession of the property is Wade Bowen and Tina L. Bowen or tenant(s); and said prop-erty is more commonly known as 600 Roland Manor Dr, Dacula, GA 30019. The sale will be conducted subject to (1) contirmation that the sale is not prohibited un-der the U.S. Bankruptcy Code (2) final confirma-tion and audit of the ste us of the loan with the holder of the security deed and (3) any right of redemtion or other lien not extinguished by fore-closure. The Bank of New York as successor trustee to JPMORGAN CHASE BANK, N.A., as Trustee for Soundview Home Loan Trust 2005-CTX1, Asset-Backed Certifi-cates, Series 2005-CTX1 as Attorney in Fact for Wade Bowen and Tina L. Bowen. Brock & Scott, PLLC cluding attorneys fees (notice to collect same having been given) and all other payments pro-vided for under the terms of the Security Deed. Said property will be sold on an as-is basis without any representa-tion, warranty or re-course against the dove-named or the under-signed. The sole will also be subject to the follow-ing items which may af-fect the title: any out-standing ad valorem tax-es (including taxes which are a lien, whether or not now due and payabe); the right of redemption of any taxing authority; matters which would be survey or by an inspec-tion of the property; all Zourse valored and and the same Bowen. Brock & Scott, PLLC 4360 Chamblee Dun-woody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 23-04671 5/10,17,22,31,2023 tion of the property; all zoning ordinances; as-sessments; liens; encum-brances; restrictions; covenants, and any other matters of record superi-or to said Security Deed. To the best of the knowl-edge and belief of the un-dersigned, the owner and party in possession of the property is DION A. BAYNARD, or tenants (s). The sale will be con-ducted subject (1) to con-

5/10,17,22,31,2023 Gpn11 gdp1049 NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA Under and by virtue of the Power of Sale con-tained in a Security Deed given by Robert L. Sulli-von 111 a/k/a Robert L. Sullivan to Mortgage Electronic Registration Systems, Inc., ag grantee, as nominee for Suntrust Mortgage Inc., dated July 7, 2008, and recorded in Deed Book 48973, Page 373, Gwinnett County, S Georgia Records, as Iast trans-ferred to Truist Bank, successor by merger to SunTrust Bank by assign-ment recorded on November 15, 2012 in Book S1798 Page 37 in the Office of the Clerk of Su-perior Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the after-described property to secure a Note in the original principal amount original principal amount of Three Hundred Eighty-Four Thousand and 0/100 dollars (\$384,000.00), with inter-est 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, within the legal hours of sale on the legal hours of sale on June 6, 2023, the follow-June 6, 2023, the follow-ing described property: All that fract or parcel of land lying and being in Land Lot 88 of the 5th District, Gwinnett Coun-ty, Georgia, being Lot 74, Block D, Northforke Plantation, Unit Five, as per plat recorded in Plat Book 66, Page 11, Gwin-nett County, Georgia, Records, which plat is hereby incorporated herein by reference. The debt secured by said Se-curity Deed has been and is hereby declared due because of, among other

ONE - EAST SIDE, AS PER PLAT RECORDED AT PLAT BOOK 99, PAGE 23, AND ALL REVISIONS OF SAID PLAT RECORDED AS OF THE DATE OF RECORDING OF THIS DEED, IF ANY, GWIN-NETT COUNTY, GEOR-GIA RECORDS, SAID PLAT AND ALL REVISION VISED PLATS, IF ANY, BEING INCORPORAT-ED HEREIN AND MADE A PART HERE-OF BY REFERENCE FOR A MORE COM-PLETE DESCRIPTION PLATD AND BEING INCO FOR A MORE COM-PLETE DESCRIPTION OF CAPTIONED PROP-ERTY AND BEING INCO PROVED PROPERTY KNOWN AS 494 KNOWN AS 494 LEAFLET IVES DRIVE, AWRENCEVILLE, GA 30045 ACCORDING TO THE PRESENT SYS-TEM OF NUMBERING HOUSES IN GWINNETT COUNTY CEOGLA HOUSES IN GWINNETT COUNTY, GEORGIA. Said legal description be-ing controlling, however the property is more commonly known as 494 LEAFLET IVES DR, LAWRENCEVILLE, GA 30045. The indebtednesss secured by said Security Deed has been and is hereby declared due be-cause of default under the terms of said Securi-ty Deed. The indebted-ness remaining in de-fault, this sale will be made for the purpose of puring the same, all exmade for the purpose of paying the same, all ex-penses of the sale, in-cluding attorneys fees (notice to collect same having been given) and all other payments pro-vided for under the terms of the Security Deed, Said property will be sold on an asic basis be sold on an as-is basis without any representa-tion, warranty or re-course against the abovetion, warranty or re-course against the above-named or the under-signed. The sale will also be subject to the follow-ing items which may af-fect the title: any out-standing ad valorem tax-es (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspec-tion of the property; all zoning ordinances; as-sessments; liens; encum-brances; restrictions; covenants, and any other matters of record superi-or to said Security Deed. To the best of the knowl-edge and belief of the un-To the best of the knowl-edge and belief of the un-dersigned, the owner and party in possession of the property is BONIFACIO BRAVO, or tenants(s). 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-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. The entity having full authority to negoti-ate, amend or modify all terms of the loan (al-though not required by law to do so) is: Nation-star Mortgage LLC, Loss Mitigation Dept., 8950 Cypress Waters Blvd, Cypress Waters Blvd, 2432/833-685- 8589. Noth-ling in O.C.G.A. Section 44-14-162.2 shall be con-strued to require a se-cured creditor to negoti-ate, amend, or modify

Gpn11 gdp1072 NOTICE OF SALE UN-

Notice of sale un-ber Powera GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale con-tained in a Security Deed given by Kerwin J Vasquez to HomeBanc Mortgage Corporation, dated April 27, 2001, recorded in Deed Book 23268, Page 102, Gwinnett County, Georgia Records and as modified by that certain Loan Modifica-tion Agreementrecorded in Deed Book 49064, Page 685, Gwinnett County, Georgia Records, as last transferred to U.S. Bank Trust National Associa-tion, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association by assign-ment recorded in Deed Book 40334, Page 5034, Page 571, Gwinnett County, Geor-gia Records, conveying the ofter-described prop-erty to secure a Note in the original principal amount of ONE HUNDRED TWENTY-NINE THOUSAND FIFTY AND 0/100 DOL-LARS (\$129,050.00), with interest thereon as set forth therein, there will e 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 le-gal hours of sale on the first Tuesday in June, 2023, the following de-scribed property: SEE EXHIBIT A AT-TACHED HERETO AND MADE A PART HERE-OF The debt secured by said

The debt secured by said Ine dept secured by sold 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 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, includ-ing attorney' s fees (notice pursuant to O.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), the right of redemption of any tax-ing autority, any mat-ters which might be dis-superty will be sold superty, 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 on an & auotras- is&auot 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 & auotras- is&auot above-named or the undersigned. U.S. Bank Trust National

undersigned. U.S. Bank Trust National Association, not in its in-dividual capacity but solely as owner trustee for RCF 2 Acquisition Trust is the

1544 Old Alabama Road 17:41 Page 2 Roswell, GA 30076 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, soid plat being incorporated herein and made reference hereto. MR/mac 6/6/23 Our file no. 52808606 – FT18 05/10/2023, 05/17/2023, 05/24/2023,05/31/2023,

## Gpn11

Gpn11 gdp1080 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale con-tained in a Security Deed given by Kimberly E Pulley to Mortgage Elec-tronic Registration Sys-tems, Inc., as grantee, as nominee for Shelter Mortgage Company, LLC dba Fairfield Mortgage, its successors and asits successors and as-signs, dated March 24, 2005, recorded in Deed Book 42358, Page 3, Gwinnett County, Geor-

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 accu-rate survey and inspec-tion of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, re-strictions, covenants, and matters of record superi-or to the Security Deed matters out above. The sale will be conduct-ed subject to (1) confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirma-tion and audit of the sta-

Lon 125, Block A, Nichols Landing Subdivision, Unit Three, as per plat recorded in Plat Book 78, page 43, Gwinnett Coun-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 – Our file no. 51087008 - FT5 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023 Gpn11 gdp1124 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT

COUNTY Under and by virtue of the Power of Sale con-tained in a Security Deed given by Daniel Neal Barfield, JJr and Teresa Hardin Barfield to Mort-gage Electronic Regis-tration Systems, Inc., as grantee, as nominee for Acc Mortgage Funding, LLC, its successors and asigns, dated September 8, 2008, recorded in Deed Book 49101, Page 224, Gwinneth County, Geor-gia Records and as modi-fied by that certain Loan Modification Agreement recorded in Deed Book 89753, Page 526, Gwinneth County, Georgia Records, as last trans-terred to Lakeview Loan Servicing, LLC by as-signment recorded in Deed Book 52580, Page 21, Gwinneth County, Georgia Records, conty, Georgia Records, County, Georgia Cherde, scribed property to se-cure a Note in the origi-nal principal amount of EIGHTY-SIX THOU-SAND NINE HUNDRED THIRTY-FIVE AND 0/100 DOL-LARS (\$86,935.00), with interest thereon as set forth therein, there will be sold at public outry 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 de-scribed property: SEE EXHIBIT A AT-TACHED HERETO AND MADE A PART HERE-

ÖF

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 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, includ-ing attorney fees (notice pursuant to O.C.G.A. § Said property will be sold

en). Said property will be sold subject to any outstand-