Foreclosures

and Jermaine Anthony or tenant or tenants. LoanCare, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. LoanCare, LLC Aftention: Loss Mitigation Department 3637 Sentara Way Virginia Beach, VA 23452 800-909-9525 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpoid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable or not yet due and payable or not redemption of redemption of

or not yet alue and or not yet alue and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-72.1, which allows for

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.

provided a immediately above.
Lakeview Loan Servicing, LLC as agent and Attorney in Fact for Sharlice M Anthony and Jermaine S Anthony Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400.

gia 3030s, (404) //THIS LAW FIRM MAY
BE ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-

LECT A DEBT. ANY IN-FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. 1154-2414A 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023.

Gpn11
gdp1244
STATE OF GEORGIA
COUNTY OF GWINNETT

NOTICE OF SALE UN-

Foreclosures

Foreclosures 0597 and modified at Deed Book 59998 Page 154 Gwinnett County, Georgia records; as last 154 Gwinnett County, Georgia records; as last transferred to or acquired by PENNYMAC LOAN SERVICES, LLC, conveying the after-described property to secure a Note in the original principal amount of \$171,830.00, 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 tothe falls on a Federal Holiday, in which case being the first Wednesday of said month), the

day of said month), the following described property: All that tract or parcel of land lying and being in Land Lot 128 of the 5th Land District of Gwin-nett County, Georgia, be-ing Lot 182, Block B of Breckenridge Club Subdivision, Phase VII, as per

vision, Phase VII, as per plat recorded in Plat Book 93, Page 91, Records of Gwinnett County, Georgia, which plat is by reference incorporated herein and made a part hereof. Parcel ID: R5128 348 The debt secured by said Security Deed has been and is hereby declared due because of, among 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 expenses of this sale, as provided in the Security

expenses or mis 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 269 Rockingham Drive, Loganville, GA 30052 together with all fixtures and personal property atched 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): Clement F. Francis or tenant or tenants.

PennyMac Loan Services, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
PennyMac Loan Ser-PennyMac Loan Services, LLC Loss Mitigation 3043 Townsgate Road #200, Westlake Village, CA 91361 1-866-549-3583

Road #200, Westlacke VIIlage, CA 913d1 1-866-5493583
Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable or not yet due and payable or not read and payable or not yet due and payable or not read yet and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the Security

tus of the loan with the holder of the Security Pursuant 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 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

provided immediately above.
PENNYMAC LOAN SERVICES, LLC as agent and Attorney in Fact for Clement F. Francis Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E. Suite 700 Atlanta N.E., Suite 700, Atlanta Georgia 30305, (404) 994-

Georgia 30305, (404) 9947400.
1120-23851A
THIS LAW FIRM MAY
BE ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. 1120-23851A
05/10/2023, 05/17/2023, 05/17/2023,

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

Gpn11
gdp1215
NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by rity Deed given by Ruben L. Bermejo to Perimeter Mortgage Funding Corporation dat-

Funding Corporation dated 8/27/1999 and recorded
in Deed Book 19163 Page
185 and modified at Deed
Book 54158 Page 757
Gwinnett County, Georgia records; as last
transferred to or acquired by UMB BANK,
National Association, not
in its individual capacity,
but solely as legal title MADE A PART HERE O AND MADE A PART HERE-OF
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney fees (notice) in its individual capacity, but solely as legal title trustee for PRL Title Trust I, conveying the after-described property to secure a Note in the original principal amount of \$116,936.00, 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, 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 (be-ing the first Tuesday of Ing the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

erty:
ALL THAT TRACT OR
PARCEL OF LAND LYING AND BEING IN
LAND LOT 173 OF THE LAND LOT 173 OF THE
6TH DISTRICT, GWINN
HETT COUNTY, GEORGIA AND BEING LOT
26, BLOCK B OF INDIAN SPRINGS, UNIT
ONE, AS SHOWN AND
DESIGNATED ON A
PLAT THEREOF
RECORDED AT PLAT
BOOK 9, PAGE 87, IN
THE CLERK'S OFFICE
FOR THE SUPERIOR
COUNT OF GWINNETI
COUNTY, GEORGIA TO COURT OF GWINNETT
COUNTY, GEORGIA TO
WHICH PLAT REFERENCE IS HEREBY
MADE FOR A MORE
COMPLETE AND ACCURATE DESCRIPTION AS TO THE
METES, BOUNDS AND
LOCATION OF SAID
PROPERTY. This sale will be made subject to any right of the United States of America to redeem the IA 50306, 1-800-416-1472.
Note, however, that such entity is not required by law to negotiate, amend or madify the terms of the loan.
To the best knowledge and belief of the undersigned, the party in posession of the property is Saturnino Fernandez and Maria Orbelina Curtis or a tenant or tenants and aid property is more commonly known as 5148 Falconwood Court, Norross, Georgia 30071.

Foreclosures

9075

Fargo Bank, N.A., Box 10335, Des Moin IA 50306, 1-800-416-1472.

Falconwood Court, Nor-cross, Georgia 30071. Should a conflict arise between the property ad-dress and the legal de-scription the legal de-scription will control. The sale will be conduct-ed subject (1) to confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirma-tion and audit of the sta-

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

deed.
Wells Fargo Bank, N.A.
as Attorney in Fact for
Saturnino Fernandez
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076

www.foreclosurehot-

line.net 18:17

Foreclosures

9075

9075

America to redeem the hereinabove described property within 120 days from the sale date aforesaid, in order to satisfy certain outstanding federal tax liens
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and 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 given).

neys fees having been given).
Said property is commonly known os 939 Indian Way, Lilburn, GA 30047 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 he party (or parties) in possession of the subject property is (are): Ruben L. Bermejo and Cande-laria Bermejo or tenant

or tenants.
Shellpoint Mortgage Servicing is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

line.net
18:17
Page 2
\*Auction services provided by Auction.com
(www.auction.com)
EXHIBIT A
ALL THAT TRACT OR
PARCEL OF LAND LYING AND BEING IN
LAND LOT 226 OF THE
67TH DISTRICT, OF
GWINNETT COUNTY,
GEORGIA, AND BEING
LOT 19, BLOCK A OF
FALCONWOOD, UNIT
ONE, AS PER PLAT
RECORDED IN PLAT
BOOK 8, PAGE 222 OF
GWINNETT COUNTY,
GEORGIA RECORDS,
WHICH PLAT IS INCORPORATED HEREIN
AND MADE A PART to negotiate, amend and modify all terms of the mortgage. Shellpoint Mortgage Servicing PO Box 10826 Greenville, 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 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 occur. AND MADE A PART HEREOF BY REFER-ENCE. MR/mac 6/6/23 Our file no. 22-10221GA -

FT5 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023. 05/24/2023, 05/31/2023.

Gpn11
sqb1231
NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Owen T Kenan Jr to Generation Mortgage Company dated 10/9/2007 and recorded in Deed Book 48424 Page 0804 Gwinnett County, Georgia records;

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-

or 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 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. UMB BANK, National

provided above.

UMB BANK, National Association, not in its individual capacity, but solely as legal title trustee for PRL Title

dividual capacity, but solely as legal title trustee for PRL Title Trust I as agent and AT torney in Fact for Ruben L. Bermejo Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400.

gia 30305. (404) 994-7400. 1263-2996A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1263-2996A 05/10/2023, 05/24/2023. 05/31/2023,

05/10/2023, 05/17 05/24/2023, 05/31/2023. Gpn11 gdp1229 NOTICE OF SALE UN-

amount of ONE HUNDRED THIRTY-FIVE THOUSAND TWO HUNDRED NINETY-NINE AND 0100 DOLLARS (\$135,299.00), 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 Country, 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,

first Tuesday in June, 2023, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HERE-

ing attorney fees (notice pursuant to O.C.G.A. § 13-1-11 having been giv-

en).
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 tax-ing authority, any mat-ters which might be dis-

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

Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Wells Fargo Bank, N.A. is the holder of the Secutiv Deed to the property.

rity Deed to the property in accordance with OCGA § 44-14-162.2.

44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Wells

RECORDS, WHICH
PLAT IS INCORPORATED HEREIN AND
MADE A PART HEREOF BY THIS REFERENCE. The debt secured by said DER POWER
GEORGIA, GWINNETT
COUNTY Security Deed has been and is hereby declared due because of, among Under and by virtue of the Power of Sale con-tained in a Security Deed other possible events of default, failure to pay the default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including aftorneys fees (notice of intent to collect aftorgiven by Saturnino Fer-nandez to Phoenix Global Mortgage Corporation, dated November 14, 2001, recorded in Dood Book dated November 14, 2001, recorded in Deed Book 25684, Page 67, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 59682, Page 764, Gwinnett County, Georgia Records, as lest 764, Gwinnett County, Georgia Records, as last transferred to Wells Fargo Bank, N.A. by assignment recorded in Deed Book 54955, Page 892, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THIRTY-FIVE

of intent to collect attor-neys fees having been

recorded in Deed Book 48424 Page 0804 Gwinnett County, Georgia records; as last transferred to or acquired by US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust, conveying the afterdescribed property to secure a Note in the original principal amount of \$223,500.00, 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, within the legal hours of the Superior Court of said county), within the legal hours of said 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 LY.
ING AND BEING IN LAND LOT 52 OF THE GIAN BEING IN LAND LOT 52 OF THE GIA BEING LOT 32 OF THE GIANT STATE OF THE GIAN

neys fees having been given).
Said property is commonly known as 2341
Boone Place, Snellville,
GA 30078-4148 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 parsigned, the party (or parsigned signed, the party (or par-ties) in possession of the subject property is

ties) in possession of the subject property is (are): Estate/Heirs of Owen T Kenan Jr or tenant or tenants. Fay Servicing, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortage.

ry dil Terms of The morragge.
Fay Servicing, LLC P.O.
Box 814609 Dallas, TX
75381-4609 1-800-495-7166
Note, however, that such
entity or individual is not
required by law to negotiate, amend or modify
the terms of the loan.
Said property will be sold
subject to: (a) any outstanding ad valorem taxes (including taxes which
are a lien, but not yet
due and payadble), (b) unpaid water or sewage 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 accube disclosed by an accurate survey and inspec-

tion of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial colors. tion of the property, and

garding 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. US Bank Trust National

US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust as agent and Attorney in Fact for Owen T Kenan Jr Aldridge Pite, LLP, Six Piedmont Center, 3525

Piedmont Road, N.E., Suite 700, Atlanta, Geor-gia 30305, (404) 994-7400. 1216-2887A 1216-2887A
THIS LAW FIRM MAY
BE ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. 1216-2887A
05/10/2023, 05/17/2023,
05/24/2023. 05/31/202

Foreclosures

9075

05/24/2023, 05/31/202

MOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Pearlene E. Bingley and Jervy O Bingley to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Decision One Mortgage Company, LLC, it's successors and assigns dated 3/20/2006 and recorded in Deed Book 46293 Page 0050 and modified at Deed Book 50585 Page 271 Gwinnett County, Georgia records; as last transferred to or acquired by THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATES, SERIES 2006-ABC1, conveying the original principal amount of \$421,690.00, 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 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:

day of said month), the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 83 OF THE THH DISTRICT, GWIN-METT COUNTY, GEOR-GIA, BEING LOT 25, BLOCK A, CLAIRE, MONT SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 107, PAGE 300 AND PLAT BOOK 108, PAGE I, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HERE-OF BY REFERENCE. This sale will be made subject to any right of the United States of the U

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

Said property is commonly known as 1776 Severbrook Place, Lawrenceville, GA 30043 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 propers

ty (or parties) in possession of the subject property is (are): Pearlene E. Bingley and Jervy O. Bingley or tenant or tenant ngley or tenant or

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

in the first and the first and

or 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 9-1372.1, which allows for certain procedures regarding the rescission of iudicial and non-iudicial 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.

obove.

THE BANK OF NEW
YORK MELLON FKA
THE BANK OF NEW
YORK, AS TRUSTEE
FOR THE CERTIFICATEHOLDERS OF
CWABS INC., ASSETBACKED CERTIFICATES, SERIES 2006ABC1 as agent and Attorney in Fact for Pearlene
E. Bingley and Jervy O
Bingley

Bingley Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1263-3039A 1263-3039A
THIS LAW FIRM MAY
BE ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-

LECT A DEBT. ANY IN-FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. 1263-3039A 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023.

Gpn11 gdp1238 NOTICE OF SALE UN-DER POWER STATE OF GEORGIA GWINNETT COUNTY By virtue of a power of sale contained in a cer-tain security deed from William Brumfield to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Everett Financial, Inc. D/B/A Supreme Lending, its successors and assigns and recorded

9075

Foreclosures

Lending, its successors and assigns and recorded in Book No. 53379, at Page No. 0606 Gwinnett County records given to secure a note in the original amount of \$129,730.00 with interest on the unpaid balance until paid, as last assigned to Freedom Mortgage Corporation by virtue of the assignment recorded at Book 60409 Page 00653 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:

June 06, 2023, the following described property:
All that tract or parcel of land lying and being in Land Lots 25 and 26 of the 6th District, Gwinnett County, Georgia, being Lot 2, Block A, Carriage Trail Subdivision, Phase 1, per plat recorded at Plat Book 28, Page 154, said county records, which plat is incorporated herein and made apart hereof by reference. Tax Parcel ID No. R6026 55 Being real property commonly known as 5141 Conestoga Ct, Stone Mtn, GA 30087.
The debt secured by the 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.

other possible defaults but the borrower or the suc-cessor 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 attor-neys fees (notice of intent to collect attor-

intent to collect attor-neys fees having been intent to collect affor-neys fees having been given).

Said sale will be made subject to the following items which may affect the title to said property: All restrictive covenants, easements and rights-of-way appearing of record, if any; all zoning ordi-nances; matters which would be disclosed by an accurate survey or by an inspection of the proper-ty; all outstanding or un-poid bills and assess-ments for street im-provements, curbing, garbage, water, sewage and public utilities which may be liens upon said property; and any outstanding taxes, as-sessments and other liens superior to the se-curity deed being fore-

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

Pursuant to O.C.G.A. § 44.14.162.2 the name, address and telephone number of the person or entity who shall have full authority to negotiate, amend, or modify all terms of the above-described mortgage is as follows: Freedom Mortgage Corporation

Freedom Mortgage Corporation 951 W Yamato Road, Suite 175 Boca Raton, FL 33431 855-690-5900 The foregoing notwithstanding, nothing in O.C.G.A. § 44-14-162.2 shall be construed to require Freedom Mortgage Corporation to negotiate, amend, or modify the terms of the Security Deed described herein.

in. Freedom Mortgage Cor-

poration as Attorney in Fact for William Brumfield Attorney Contact:
Miller, George & Description
Suggs, PLLC
3000 Langford Road,
Building 100
Peachtree Corners, GA
30071

Phone: 404-793-1447 Figure 404-738-1558 23GA373-0022 THIS COMMUNICATION IS FROM A DEBT COL-LECTOR ATTEMPTING

LECT A DEBT.
ANY INFORMATION
OBTAINED WILL BE
USED FOR THAT
PURPOSE.
05/10/2023.

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

Gpn11 gdp1239 NOTICE OF SALE UN-DER POWER GEORGIA GEORGIA, GWINNETT COUNTY COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Floyd C Dixon and Lapina Dixon to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for CountryWide Home loans, Inc., its successors and assigns, date of February 23, 2007.

Gpn11
gdp1240

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Sharlice M Anthony and Jermaine S Anthony to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Movement Mortgage, LLC, its successors and assigns dated 71/5/2019 and recorded in Deed Book 65/739 Page 501 and modified at Deed Book 6016 Page 85 Gwinnett County, Georgia records; as last transferred to or acquired by Lakeview Loan Servicing, LLC, conveying the after-described property to secure a Note in the original principal amount of \$348,471.00, 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 said county), within the legal hours of sale on June 6, 2023 (being the first Typesday of ed February 23, 2007, recorded in Deed Book 47648, Page 731, Gwinnett 47648, Page 731, Gwinnett County, Georgia Records, as last transferred to The Bank of New York Mellon FKA The Bank of New York Mellon FKA The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Assethacked Certificates, Series 2007-1 by assignment recorded in Deed Book 50768, Page 565, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of NINETY-FIVE THOUSAND, SIX. HUNDRED.

SAND SIX HUNDRED TWENTY-FIVE AND 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-IWENTY-FIVE AND
0/100
DOLLARS (\$95,625.00),
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: erty: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 304 OF THE 5TH DISTRICT GWIN-NETT COUNTY, GEOR-GIA, BEING LOT 34, described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HERE-

NETT COUNTY, GEORGIA, BEING LOT 34,
BLOCK F, APALACHEE
HERITAGE SUBDIVISION, UNIT ONE, AS
PER PLAT RECORDED
IN PLAT BOOK 109,
PAGE 297298, GWINNETT COUNTY
DEFORMS SAID BLAT IN FLAI BOUN 109,
PAGE 297298, GWINNNETT COUNTY
RECORDS, SAID PLAT
BEING INCORPORATED 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
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 attorneys fees having been
given).
Said property is commonly known as 2580
Legend Mill Run, Dacula, GA 30019 together
with all fixtures and personal property attached
to and constituting a part 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 other possible events or default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney fees (notice pursuant to O.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of

sonal 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): Sharlice Anthony

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 "as-is" on an " as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-1 is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

Foreclosures

9075

dance 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, Greenwood Village, CO 80111, 800-306-6059.
Note, however, that such

80111, 800-306-0059.
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 Floyd C Dixon and Lapina Dixon or a tenant or

session of the property is Floyd C Dixon and Lapina Dixon or a tenant or tenants and said property is more commonly known as 4440 Joseph Dr., Snellville, Georgia 30039. Should a conflict arise between the property address and the legal description the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and addit of the status of the loan with the holder of the security deed.

The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Assetbacked Certificates, Series 2007-1 as Attorney in Fact for Floyd C Dixon and Lapina Dixon 14:16

14:16
Page 2
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A
All that certain parcel of
land situate in Land Lot
348 of the 4th District,
County of Gwinnett,
State of
Georgia, being known
and designated as:
Part of Lot 16, Block 40,
Norris Lake Shores Subdivision, Section Six, according to plat recorded
at Plat Book G, Page 19,
Gwinnett
Records, which reference is made for the purpose of incorporating
the same as a part herein, more particularly described as follows:
Beginning at an iron pin
set on the Southeasterly
side of Joseph Drive (50
toot right-of-way) 789.80
feet Northeasterly from
the corner formed by the
intersection of the Southeasterly side of Joseph
Drive and the Northerly
side of Amy Road (50
foot right-of-way); thence running North 328
88' 108quot; East
50.07 feet along the
Southeasterly side
Joseph Drive to an iron
pin found; thence running the following cords
and distances: South 498
208' 088quot; East
51.06 feet; South 538
208' 288quot;
East 41.18 feet; South 438
208' 288quot;
East 41.18 feet; South 438
208' 208, 2001;
East 41.18 feet; South 438
208, 2001; West 44.06 feet;
thence running 328
208, 2001; West 44.06 feet;
thence running 328

NETT
NOTICE OF SALE UNDER POWER
PURSUANT to the power of sale contained in the Security Deed executed by LARRYE
CLOVER to MORT-GAGE ELECTRONIC
REGISTRATION SYSTEMS, INC. AS
BENEFICIARY, AS
NOMINEE FOR COUNTRYWIDE HOME
LOANS, INC. in the original principal amount of \$148,000.00 dated May 6, 2003 and recorded in Deed Book 32523, Page 260, Gwinnett County records, said Security Deed being last transferred to PNC BANK, NATIONAL ASSOCIATION in Deed Book 60441, Page 104, Gwinnett County records, still being last transferred to PNC BANK, NATIONAL ASSOCIATION in Deed Book 60441, Page 104, Gwinnett County records, the undersigned will sell at public outcry to the high-set bidder for cross hese

County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on June 06, 2023, the property in said Security Deed and described as follows: ALL THAT TRACT OR PARCEL OF LAND LYING AND BIENG IN LAND LOT 164 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, CONTAINING AND BEING MORE PARTICULARLY DESCRIBED PARTICULARLY DESCRIBED FILLOWS: TO FIND opsequot; West 44.06 feet; thence running 325 53' 17 West 14.68 feet to a point; thence North 36\$ 41' 08" West 67.96 feet to a point; thence running North 39\$ 05' 23" West 41.24 feet; thence running North 52\$ 59' 42" West 93.53 feet to a point; thence running North 55\$ 08' 14" West 93.53 feet to a point; thence running North 55\$ 08' 14" West 93.53 feet to a point; set on the Southeasterly side of Joseph Drive and the point of beginning. Tax ID: R4348A040 MR/i.d 66/23 Our file no. 23-11427GA – FT7

FOLLOWS: TO FIND THE TRUE 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023.

THE TRUE
POINT OF BEGINNING,
BEING AT A POINT LOCATED AS THE COMMON LAND LOT
CORNER OF LAND
LOTS 169, 170, 164, AND
163, THENCE ALOND
THE LAND LOT
LINE DIVIDING LAND
LOTS 169 AND 164,
SOUTH 59 DEGREES 33
MINUTES 50

MINUTES 50 SECONDS WEST 660.8 FEET TO A POINT; THENCE LEAVING SAID LAND LOT LINE,

THENCE LEAVING
SAID LAND LOT LINE,
SOUTH 31 DEGREES 28
MINUTES EAST ALONG
THE NORTHEASTERLY BOUNDARY
LINE OF PROPERTY
NOW OF FORMERLY
OWNED BY DRATON
RAMMICK, 240.0
FEET TO AN IRON PIN
AND THE TRUE POINT
OF BEGINNING;
THENCE ALONG THE
NORTHEASTERLY
BOUNDARY LINE OF
PROPERTY NOW OF
FORMERLY OWNED
BY DRATON RAMMICK, SOUTH 31 DE
FORMERLY OWNED
BY DRATON RAMMICK, SOUTH 31 DE
GREES 28 MINUES
EAST 218.0 FEET TO
AN
IRON PIN; THENCE

AN I 218.0 FEET TO AN IRON PIN; THENCE NORTH 58 DEGRES 28 MINUTES EASE 200.0 FEET TO AN IRON PIN; THENCE NORTH 31 DEGREES 35 MINUTES 16 SECONDS WEST 218.0 FEET TO AN IRON PIN; THENCE SOUTH 58 DEGREES 28 MINUTES WEST 200.0 FEET TO AN IRON PIN AND THE TRUE POINT OF BEGINNING. TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINMINETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT A POINT, SAID POINT, SAID POINT, BEING ASTELLY BEGINNING AT A POINT, SAID POINT BEING LOCATED 247.6 AN IRON PIN; THENCE

NING AT A POINT, SAID POINT BEING LOCATED 247.6 FEET WESTERLY FROM THE INTERSECTION FORMED BY THE NORTHERLY RIGHT OF WAY OF WILLIAMS ROAD (HAVING AN 80-FOOT RIGHT OF WAY) AND THE EASTERLY LINE OF LAND LOT 164; THENCE LEAVING SAID RIGHT OF WAY NORTH 25 DEGREES 12 MINUTES WEST 288.8 FEETTO A POINT;

MINUTES WEST 288.8 FEET TO A POINT; THENCE NORTH 8 DEGREES 5 MINUTES WEST 51.1 FEET TO A POINT; THENCE NOSTH 45 DEGREES 12 MINUTES WEST 20.2 FEET TO A POINT; THENCE SOUTH 64 DEGREES 48 MINUTES WEST 40.0 FEET TO A POINT; THENCE SOUTH 74 DEGREES 25 MINUTES 6 SECONDS WEST 169.9 FEET TO A POINT; THENCE SOUTH 59 DEGREES 57 MINUTES 01 SECONDS

9075 Foreclosures WEST 110.3 FEET TO A

WEST 110.3 FEET TO A POINT; THENCE NORTH 31 DEGREES 35 MINUTES 16 SECONDS WEST 109.7 FEET TO A POINT; THENCE SOUTH 57 DEGREES 24 MINUTES 44 SECONDS WEST 30.0 FEET TO AN IRON PIN FOUND; THENCE SOUTH 31 DEGREES 35 MINUTES 16 SECONDS EAST 139.7 FEET TO A SECONDS EAST 139.7 FEET TO A POINT; THENCE NORTH 59 DEGREES 57 MINUTES 01 SECOND

MINUTES OI SECOND
EAST
134.3 FEET TO A
POINT; THENCE
NORTH 74 DEGREES 25
MINUTES 25 SECONDS
EAST 168.9 FEET TO A
POINT; THENCE
SOUTH 25 DEGREES 12
MINUTES EAST 200.0
FEET TO A POINT;
THENCE SOUTH 08 DEGREES 05 MINUTES
EAST 51.1 FEET TO A
POINT; THENCE
SOUTH 25 DEGREES 12
MINUTES EAST 262.8
FEET TO A POINT
LOCAED ON THE
NORTH SIDE OF
WILLIAMS ROAD;
THENCE ALONG SAID
RIGHT
OF WAY SOUTH 81 DECOESES 28 MINUTES

FEET TO A POINT
LOCAED ON THE
NORTH SIDE OF
WILLIAMS ROAD;
THENCE ALONG SAID
RIGHT
OF WAY SOUTH 81 DECOESES 28 MINUTES

PORTOR TO THE TO T

RIGHT
OF WAY SOUTH 81 DEGREES 38 MINUTES
EAST 48.0 FEET TO A
POINT AND THE
POINT OF BEGINNING
BEING THE SAME
PROPERTY AS SHOWN
ON PLAT OF
SURVEY PREPARED
BY BUIPPE FROL

ON PLAT OF SURVEY PREPARED BY RUPPE ENGINERING CO., DATED MARCH 6, 1989. BEING IMPROVED PROPERTY KNOWN AS 6049 WILLIAMS ROAD, NORCROSS, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA. Said property being known as: 6049 WILLIAMS ROAD NORCROSS, GA 30093

To the best of the undersigneds knowledge, the party or parties in pos-To the best of the undersigneds knowledge, the party or parties in possession of said property is/are LARRY E CLOVER or tenant(s). The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees having been given). Said property will be sold subject to the following: (1) any outstanding ad valorem trass

Said property will be sold subject to the following:
(1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable);
(2) the right of redemption of any taxing authority;
(3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
Said sale will be conducted subject to the following:
(1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation

prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. The name, address, and telephone number of the individual or entity who has full

telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:
PNC Mortgage
3232 Newmark Drive
Miamisburg, OH 45342
800-367-9305 (ext
4120611209)
Note that pursuant to
O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS
ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION OBTAINED MAY
BE USED FOR THAT
PURPOSE.
PNC BANK, NATIONAL
ASSOCIATION

PURPOSE.
PNC BANK, NATIONAL
ASSOCIATION,
as Attorney-in-Fact for
LARRY E CLOVER LARRY E CLOVER
Robertson, Anschutz,
Schneid, Crane & Camp;
Partners, PLLC
10700 Abbotts Bridge
Road
Suite 170
Duluth, GA 30097
Phone: 470.321.7112

Firm File No. 23-098033 -LiV 05/10/2023, 05/17/2023,

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

gdp1245 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY NETT COUNTY
Pursuant to the Power of
Sale contained in a Security Deed given by Jean
Tanon to RBC Centura
Bank dated 10/5/2007 and
recorded in Deed Book
48364 Page 640 Gwinnett
County, Georgia records;
as last transferred to or
acquired by PNC Bank,
National Association,
successor by merger to
RBC Bank (USA), formerly known as RBC merly known as RBC Centura Bank, conveying Centura Bank, conveying the after-described property to secure a Note in the original principal amount of \$36,750.00, 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 Country, Georgia (or such other area as designated

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:

GOV of Solid MODINI). HIS PROPOSE THE STREET OF THIS OF THIS OF THE STREET OF THIS OF ND MADE A
THIS DESAID
BEING ERENCE AND MADE A
PART OF THIS DESCRIPTION. SAID
PROPERTY BEING
KNOWN AS 2326 UNICOI
COURT ACCORDING TO
THE PRESENT SYSTEM OF NUMBERING
PROPERTY IN GWINNETT COUNTY, GEORGIA

NETT COUNTY, GEOR-GIA.

This sale is made subject to that Security Deed in the amount of \$197,650.00, recorded on 11/8/2013 in Deed Book 52636, Page 22, aforesaid records. This sale will be made subject to any right of the United States of America to redeem the hereinabove described property within 120 days

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

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the 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 attorneys fees having been given).

Said property is commonly known as 2326 Unicoi Court, Duluth, GA 30097 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): Jean Tanon or tenant or tenants.

9075

ants.

PNC Bank, N.A. is the entity or individual designated who shall have full authority to negotiate, amend and modify. ate, amend and modify all terms of the mort-

gage.
PNC Bank, N.A.
Loss Mitigation Mail Locator: B6-YM10-01-1 3232
Newmark Drive Miamisburg, OH 45342 1-888-224-4702

Note, however, that such notify 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 toxes (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 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) 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 iudicial and non-iudicial sales in the State of Georgia, the Deed Under Power, and other foreclo

sure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.
PNC Bank, National Association, successor by merger to RBC Bank (USA), formerly known as RBC Centura Bank as

as RBC Centura Bank as agent and Attorney in Fact for Jean Tannon Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1434-2231A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1434-2231A
507107023, 05717/2023, 05/24/2023, 05/31/2023, 05/24/2023, 05/31/2023,

Gpn11 gdp1246 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 Robert Taylor
and Palma L Taylor to
Mortgage Electronic
Registration Systems,
Inc., as grantee, as nominee for BBMC Mortgage,
A Division of Bridgeview
Bank Group, its successors and assigns, dated Bank Group, its successors and assigns, dated February 23, 2018, recorded in Deed Book 55747, Page 36, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 57912, Page 189, Gwinnett County, Georgia Records, as last transferred to Nationstar

transferred to Nationstar Mortgage LLC D/B/A Mr. Mortgage LLC D/B/A Mr. Cooper by assignment recorded in Deed Book 56620, Page 870, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED TEN THOUSAND AND 0/100 DOLLARS (\$310,000.00),

THOUSAND AND 0/100
DOLLARS (\$310,000.00),
with interest thereon as
set forth therein, there
will be sold at public outcry to the highest bidder
for cash before the courthouse door of Gwinnett
County, Georgia, or at
such place as may be
lawfully designated as an
alternative, within the legal hours of sale on the
first Tuesday in June,
2023, the following described property:
SEE EXHIBIT A ATTACHED HERETO AND
MADE A PART HEREOF
The debt secured by said

this sale, as provided in the Security Deed and by

law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are

cluding taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. superior to the Security Deed first set out above 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.
Nationstar Mortgage

LLC 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: Na-

MADE A PART HEREOF
The debt secured by said
security Deed has been
and is hereby declared
due because of, among
other possible events of
default, failure to pay the
indebtedness as and
when due and in the
manner
provided in the Note and
Security Deed. The debt
remaining in default, this
sale will be made for the
purpose of paying the
same and all expenses of
this sale, as provided in