9075 Foreclo	sures	9075 Foreclosures	9075	Foreclosures	9075	Foreclosures	9075	Foreclosures	9075	Foreclosures	9075	Foreclosures	9075	Foreclosures	9075	Foreclosures
discuss possible alte tives to avoid for		IndyMac Bank, F.S.B, its successors and assigns		rgia Records, plat and the	America, Trustee,	N.A., as successor by		y. To the best e and belief of		nd which may record, (c) the		Deed having sold, assigned		lic utilities which liens upon said		Gpn11 gdp1045
sure.		dated 4/25/2006 and	record the	ereof are incor-	merger to	LaSalle Bank	the under	signed, the par-	right of	redemption of	and trans	ferred to Pen-	property	; and any out-	NOTICE	OF SALE UN-
Said property will be subject to any outst	and-	recorded in Deed Book 46435 Page 311 Gwinnett	ence and	erein by refer- made a part of	Trustee is	ssociation, as	sion of th	ties) in posses-	any matte	authority, (d) rs which might	LLC, ther	oan Services, e will be sold at	ments a	nd other liens su-	DER PO GEORGI	WER A, GWINNETT
ing ad valorem taxes cluding taxes which		County, Georgia records; as last transferred to or		secured by said	property i	y Deed to the n accordance		(are): Yesenia r tenant or ten-	rate surve	ed by an accu- ey and inspec-	est bidder	cry to the high- for cash at the	deed b	to the security being foreclosed	COUNTY Under a	, nd by virtue of
a lien, but not yet and payable), any		acquired by U.S. BANK NATIONAL ASSOCIA-		Deed has been ereby declared		§ 44-14-162.2. that has full	ants. PHH Moi	tgage Corpora-		e property, and assessments,		County Court- ithin the legal		To the best ge and belief of	the Pow	er of Sale con- a Security Deed
ters which might be closed by an accu	dis-	TION, as Trustee for LEHMAN XS TRUST	due beca	use of, among sible events of	authority	to negotiate, ad modify all	tion is the	e entity or indi- esignated who	liens,	encumbrances, rdinances, re-	hours of s	ale on the first	the u	dersigned, the escribed property	given by	Brian D Walsh
survey and inspectio the property, any as	n of	MORTGAGE PASS- THROUGH CERTIFI-	default, fo	ailure to pay the ess as and	terms of	the mortgage ebtor is: Spe-	shall hav	e full authority ate, amend and	strictions,	covenants, and f record superi-	property	described in urity Deed in-	is in the	possession of the r and/or other	Registrat	
ments, liens, end brances, zoning	um-	CATES, SERIES 2006- 12N, conveying the after-	when du	e and in the provided in the	cialized L	oan Servicing S. Quebec St.,	modify a mortgage	I terms of the		Security Deed	cluding bu	ut not limited to	persons	with the consent uiescence of the	nee for	PHH Home
nances, restrict	ons,	described property to se-	Note and	Security Deed.	Suite 300, C	Freenwood Vil-			The sale v	will be conduct-	property:	All that Tract	borrowe	r.	Lending	LC dba Sunbelt Services, its suc-
of record superior to	the	cure a Note in the origi- nal principal amount of	default, tl	remaining in his sale will be	6059.	80111, 800-306-	tion 1661	tgage Corpora- Worthington Rd	mation th	t to (1) confir- lat the sale is	and being	of land lying in land Lot 148	44-14-162	t to O.C.G.A. §	ed Octo	and assigns, dat- ober 28, 2016,
Security Deed first out above.		\$186,300.00, with interest at the rate specified	paying th	the purpose of e same and all	entity is n	ever, that such	Beach, F	0 West Palm L 33409 (800)	U.S. Ban	bited under the kruptcy Code;	nett Coun	District, Gwin- ty, Georgia, be-	ber of t	d telephone num- ne person or enti-		in 54698, Page vinnett County,
To the best knowle and belief of the ur	der-	therein, there will be sold by the undersigned	provided	of this sale, as in the Security	law to neg or modify	otiate, amend the terms of		vever, that such	tion and a	final confirma- iudit of the sta-	Brook F	65, Block A, orest Subdivi-	thority	hall have full au- to negotiate,		Records, as last ed to Lakeview
signed, the parties possession of the pro	in per-	at public outcry to the highest bidder for cash		by law, includ- eys fees (notice	the loan. To the be	est knowledge		individual is not by law to nego-	tus of the holder of	loan with the the Security	sion, Unit Plat rec	Three, as per orded in Plat	amend, terms	or modify all of the above-de-	Loan Ser	rvicing, LLC by
ty are Christopher C and Angela Clark or	lark	before the Courthouse door of Gwinnett County,		to collect attor- s having been		of the under- party in pos-		end or modify of the logn.	Deed.	Pursuant to Section 9-13-		Page 151, Gwin- unty, Georgia		mortgage is as	Deed Bo	vinnett County,
ant(s); and said prop is more comm	erty	Georgia (or such other area as designated by	given).	perty is com-	session of	the property is arazona-Jaime	Said prop	erty will be sold b: (a) any out-	172.1, whi	ich allows for procedures re-		which Plat is incorporated	Real T	ime Resolutions,	Georgia	Records, con- the after-de-
known as 3501 Bogan Road, Buford, GA 305	Mill	Order of the Superior Court of said county),	monly k	nown as 1455 Lake Drive,	or a tena	nt or tenants property is	standing	ing taxes which	garding th	ne rescission of nd non-judicial	herein	by reference		pire Central Dr.,	scribed	property to se-
The sale will be cond	uct-	within the legal hours of sale on June 6, 2023 (be-	Lawrence	ville, GA 30045	more com	monly known	are a lie	n, but not yet	sales in	the State of	of this d	escription Said	Dallas, 888-535-7	TX 75247	nal princ	ote in the origi- ipal amount of
ed subject (1) to co mation that the sal	e is	ing the first Tuesday of	and perso	with all fixtures nal property at-	Lawrencev	ilmore Lane, ille, Georgia	paid wat	ayable), (b) un- er or sewage	Power and	he Deed Under d other foreclo-	controllin	g, however the	The fo	regoing notwith-	ONE FORTY-(HUNDRED ONE THOU- THREE HUN-
not prohibited under U.S. Bankruptcy	Code	said month unless said date falls on a Federal	ing a part	and constitut- of said proper-	arise betw	uld a conflict een the prop-	against	the property	be provid	ments may not led until final	monly k	is more com- nown as 662	standing O.C.G.A	. § 44-14-162.2	DRED	NINETY-ONE
and (2) to final confine tion and audit of the	sta-	Holiday, in which case being the first Wednes-		y. To the best e and belief of	erty addres legal desci	ription the le-	or not	lue and payable yet due and	the status	ion and audit of of the loan as	SPRINGT	CEVILLE, GA	require	construed to RRA CP Oppor-		0 DOLLARS .00), with inter-
tus of the loan with holder of the secu		day of said month), the following described prop-	the under	signed, the par- rties) in posses-	gal descrip	ption will con-		record, (c) the	provided above.	immediately	30043. Th	e indebtedness y said Security		rust 1 to negoti- nend, or modify	est there	on as set forth there will be
deed. U.S. Bank National A		erty: ALL THAT TRACT OR	sion of th	e subject prop- are): Terrence		(1) to confir-		redemption of g authority, (d)	JPMorgan National	Chase Bank, Association as	Deed has	been and is eclared due be-		ns of the Security scribed herein.	sold at p	public outcry to nest bidder for
ciation, not in its ind ual capacity but sole	ivid-	PARCEL OF LAND LY- ING AND BEING IN	E. Williar tenants.	ms or tenant or	mation the	at the sale is ted under the	any matte	ers which might	agent and	d Attorney in Maxim D. Po-	cause of	default under of said Securi-	RRA	CP Opportunity as Attorney in	cash be	fore the court-
trustee for RMTP T Series 2021 Cottage-1	ust,	LAND LOT 246, 5TH DIS- TRICT, GWINNETT	Carringto	n Mortgage LLC is the enti-	U.S. Banl	cruptcy Code	rate surv	ey and inspec- e property, and		and Nelya Po-	ty Deed.	The indebted- naining in de-	Fact for	Cedric Floyd Sr ine Floyd	County,	Georgia, or at
as Attorney in Fact	for	COUNTY, GEORGIA, BEING KNOWN AS LOT	ty or indiv	vidual designat-	tion and au	udit of the sta-	(e) any	assessments, encumbrances,	Aldridge	Pite, LLP, 6	fault, thi	s sale will be	Attorney	<pre>/ Contact:</pre>	lawfully	e as may be designated as an
Christopher Clark Angela Clark		3, BLOCK C, CREEK-	thority	all have full au- to negotiate,	holder of	loan with the the security	zoning c	rdinances, re-	Piedmont	Center, 3525 Road, N.E.,	paying th	the purpose of e same, all ex-	Suggs, F		gal hours	ve, within the le- s of sale on the
McMichael Taylor G		SIDE ESTATES, UNIT ONE, AS PER PLAT RECORDED AT PLAT	terms of t	nd modify all he mortgage.		klin Mortgage	matters o	covenants, and f record superi-	gia 30305,	Atlanta, Geor- (404) 994-7637.	cluding	the sale, in- attorneys fees	Building		2023, the	esday in June, e following de-
3550 Engineering D Suite 260		BOOK 86, PAGE 239,		LLC 1600 South	Loan Asse	st, Mortgage t-Backed Cer-	first set o		1031-3844A THIS LAV	N FIRM MAY		collect same	30071	ee Corners, GA	scribed p	KHIBIT A AT-
Peachtree Corners, 30092	GA	GWINNETT COUNTY, GEORGIA RECORDS.	Douglass A Anahe	Road Suite 200- im, CA 92806	tificates, FFC, U.S.	Series 2007- Bank National	ed subjec	will be conduct- t to (1) confir-	COLLECT			payments pro- r under the	Fax: 40	404-793-1447 1-738-1558	TACHED	HERETO AND
404-474-7149 MTG File No.: GA	2022-	SAID PLAT BEING IN- CORPORATED HEREIN	(800) 561-4 Note, how	1567 vever, that such	Associatior successor	in interest to		hat the sale is bited under the	TEMPTIN	IG TO COL- DEBT. ANY IN-		the Security d property will	23GA104 THIS CO	OMMUNICATION	OF	secured by said
00570 5:24,31;6:7,14,21,28,2		BY REFERENCE THERETO.	entity or i	individual is not by law to nego-	Bank of A	merica, N.A., successor by	U.S. Bar and (2)	kruptcy Code; final confirma-	FORMATI TAINED	WILL BE	be sold or	n an as-is basis iny representa-	LECTO	M A DEBT COL- R ATTEMPTING	Security	Deed has been hereby declared
Gpn11		The debt secured by said Security Deed has been	tiate, am	end or modify of the loan.	merger to	LaSalle Bank ssociation, as		audit of the sta-	USED FO POSE, 103	R THAT PUR-	tion, wa	ainst the above-	TO COL ANY	LECT A DEBT.	due beca	use of, among ssible events of
gdp1004 NOTICE OF SALE		and is hereby declared due because of, among	Said prope	erty will be sold b: (a) any out-	Trustee		holder of	f the Security Pursuant to	05/10/2023, 05/24/2023,	05/17/2023,	named a	or the under- ne sale will also	OBTAIN	OR THAT PUR-	default, f	ailure to pay the ness as and
UNDER POWER GEORGIA.		other possible events of default, failure to pay the	standing a	ad valorem tax-	Page 2	in Fact for	0.C.G.A.	Section 9-13- ich allows for			be subjec	t to the follow-	POSE. 05/10/202		when du	ue and in the
GWINNETT COUNTY		indebtedness as and	are a lie	n, but not yet	Ernesto To	razona-Jaime	certain	procedures re-	9	Gpn11 dp1039	fect the	which may af- title: any out-		3, 05/31/2023.	Note and	provided in the Security Deed.
By virtue of a Power Sale contained in that	cer-	when due and in the manner provided in the	paid wat	ayable), (b) un- er or sewage	Pierce, LL		judicial a	he rescission of ind non-judicial	FORECL	TICE OF OSURE SALE	es (includ	nd valorem tax- ing taxes which			default, t	t remaining in this sale will be
tain Security Deed ANA JIMENEZ to	irst	Note and Security Deed. The debt remaining in	lien again	constitute a ist the property	Roswell, G		Georgia,	the State of the Deed Under		R POWER	now due	whether or not and payable);			paying th	r the purpose of ne same and all
Class Mortgage Gr dated September	oup,	default, this sale will be made for the purpose of	or not	lue and payable yet due and	www.forec line.net		sure docu	d other foreclo- ments may not	GE	ORGIA d by virtue of	of any ta	of redemption xing authority;		Gpn11	expenses	of this sale, as in the Security
2002, recorded Oct 10, 2002, in Deed I	ober	paying the same and all expenses of this sale, as		record, (c) the	EXHIBIT A All that tro	A ict or parcel of	confirmat	ded until final ion and audit of	the Power	r of Sale con- a Security Deed	matters v	which would be	NOT	gdp1043 ICE OF SALE	Deed and	by law, includ- ney fees (notice
29129, Page 153 also Default Judgmei	(see	provided in the Security Deed and by law, includ-	right of	redemption of authority, (d)		and being in 4 and 73 of the	provided	of the loan as immediately	given by	Jackie Hudson age Electronic	survey or	by an inspec- e property; all	UND	ER POWER	pursuant	to O.C.G.A. § aving been giv-
Book 60491, Page	17).	ing attorneys fees (notice of intent to collect attor-	any matte	ers which might and by an accu-	7th Distr	ct, Gwinnett eorgia, being	above. DEUTSCI	HE BANK NA-	Registrati	on Systems,	zoning o	rdinances; as- ; liens; encum-		COUNTY	en).	perty will be sold
Gwinnett County, Geo Records, said Sec Deed baying been give	urity	neys fees having been given).	rate surv	ey and inspec- e property, and	Lot 38, BI	ock C, Sweet- nhomes, Unit	TIONAL PANY, A	TRUST COM- S INDENTURE	nee, for H	omeward Resi-	brances;	restrictions; , and any other	By virtu Sale co	le of a Power of Intained in that	subject t	o any outstand- lorem taxes (in-

10, 2002, in Deed Book 29129, Page 153 (see also Default Judgment at Book 60491, Page 17), Gwinnett County, Georgia Records, said Security provided in the Security Deed and by law, includ-ing attorneys fees (notice of intent to collect attorof intent to collect attor-news fees having been given). Said property is com-monly known as 1561 Misty Valley Drive, Lawrenceville, GA 30045 together with all fixtures and personal property at-tached to and constitut-ing a part of said proper-ty, if any. To the best knowledge and belief of the undersigned, the par-Hecoros, said Security Deed having been given to secure a Note of even date in the original princi-pal amount of One Hun-dred Thirty-Four Thousand Seven Hundred and 00(100

Seven Hundred and 00/100 dollars (\$134,700.00), with inter-est thereon as provided for therein, said Security Deed having been last sold, assigned and trans-ferred to U.S. Bank Na-ferred to U.S. Bank Nathe undersigned, the par ty (or parties) in posses-sion of the subject prop-erty is (are): Gerard Beauvoir and Marie Beauvoir or tenant or tenants sold, assigned and trans-ferred to U.S. Bank Na-tional Association as Trustee for Truman 2021 SC9 Title Trust, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the le-gal hours of sale on the first Tuesday in June, 2023, all property de-scribed in said Security Deed including but not lim-tied to the following de-scribed property: ALL CHAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 171 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BE-ING LOT 13, BLOCK A, BROOKTREE DOWNS SUBDIVISION, UNIT ONE (FKA OXFORD PLACE SUBDIVISION, UNIT THREE), AS PER PLAT tenants. PHH Mortgage Corpora-tion is the entity or indi-vidual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

(IFKA UXFUND LIGHT SUBDIVISION, UNIT THREE), AS PER PLAT RECORDED IN PLAT BOOK 29, PAGE 256, GWINNETT COUNTY, GEORGIA RECORDS, WHICH SAID PLAT IS IN-CORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF MADE A PART OF BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION. THIS DESCRIPTION. Said legal description be-ing controlling, however the property is more com-monly known as 1317 WILLIAMSBURG LN, WILLIAMSBURG LN, NORCROSS, GA 30093. The indebtedness secured by said Security Deed has been and is hereby de-clared due because of de-fault under the terms of said Security Deed. The indebtedness remaining in default the sala will be

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 first set out above. The sale will be conduct-The sale will be conducted 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 status of the loan with the holder of the Security Deed. Pursuant to holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures re-garding 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 confirmation and audit of the status of the loan as provided immediately Association and the second and the second as a second 2006-12N as agent and At-torney in Fact for Ger-ard Beauvoir and Marie Beauvoir Beauvoir Aldridge Pite, LLP, Six Piedmont Center, 3325 Piedmont Road, N.E., Suite 700, Atlanta, Geor-gia 30305, (404) 994-7400. 1017-6077A THIS LAW FIRM MAY BE ACTING AS A DEBT TOLLECTOR AT-COLLECTOR AT-TEMPTING TO COL-LECT A DEBT. ANY IN-FORMATION OB-FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. 1017-6077A 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023. Gpn11 gdp1017 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY Pursuant to the Power of Sale contained in a Secu-rity Deed given by Ter-rence E. Williams to Mortgage Electronic Registration Systems, Inc., as grantee, as nomi-nee for Fairway Indepen-dent Mortgage Corpora-tion, its successors and assigns dated &/17/2010 and recorded in Deed Gpn11 assigns dated *k*/7/2010 and recorded in Deed book 50182 Page 431 and modified at Deed Book 52519 Page 837 Gwinnett County, Georgia records; as last transferred to or acquired by JPMORGAN CHASE BANK, NATION-AL ASSOCIATION, con-veying the afterdescribed property to secure a Note in the original prin-cipal amount of Note in the original prin-cipal amount \$354,040.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of soid county), within the legal hours of sale on June 6, 2023 (be-Within the legal hours of sale on June 6, 2023 (be-ing the first Tuesday of said month unless said date fails on a Federal Holiday, in which case being the first Wednes-day of said month), the following described prop-erty: All that tract or parcel of land lying and being in Land Lot 106 of the 5th District, Gwinnett Coun-ty, Georgia, being Lot 33, Block A of The Downs Subdivision, Phase II, ac-cording to Plat of Survey recorded in Plat Book 77, Page 132, Gwinnett Coun-

mortgage. PHH Mortgage Corpora-tion 1661 Worthington Rd Suite 100 West Palm Beach, FL 33409 (800) 750-2518 Note, however, that such entity or individual is not required by law to nego-tiate, amend or modify the terms of the loan 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 against the property whether due and payable or not yet due and payable and which may not be of record, (c) the

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 first set 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-tus 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 re-garding the rescission of judicial and non-judicial 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 Ioan sept above. JPMORGAN CHASE BANK, NATIONAL AS-SOCIATION as agent and Attorney in Fact for Ter-rence E williams Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont C

Gpn11

gdp1028 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY

Gpn11 gdp1031 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY Pursuant to the Power of Sale contained in a Secu-rity Deed given by Yese-nia Santana to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Pinnacle Financial Cor-poration, its succesors and assigns. dated 9/6/2005 and recorded in Deed Book 44421 Page 78 GWINNETT County, Georgia records; as last transferred to a ca-quired by DEUTSCHE BANK NATIONAL IRUSTURE TRUSCEE quirea by DEUISCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE UNDER THE INDEN-TURE RELATING TO IMH ASSETS CORP., COLLATERALIZED AS-SET-BACKED BONDS, SET-BACKED BONDS, SERIES 2005-8, convey-ing the after-described property to secure a Note in the original prin-cipal amount of \$139,189.00, with interest at the rare specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of GWINNETT County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of said month unless said date folls on a Federal Holiday, in which case being the first Wednes-day of said month), the following described prop-erty: That certain condominierty: That certain condomini-um unit lying and being in Land Lot 5 of the 7th District, Gwinnett Coun-ty, Georgia, and being shown as Unit Number 2404 of The Arbors at Sugarloaf Condominium on plat recorded in Con-dominium Plat Book 3, Pages 287 through 289, Gwinnett County, Geor-gia Records, which plat is incorporated herein by reference and made a part hereof; and as shown on Floor Plans recorded as Condomini-um Floor Plan Numbers 3825 through 3884, Gwin-nett County, Georgia Records; which floor plans are incorporated herein by reference and made a part hereof; to gether with its appur-tenant percentage of un-divided interest in the common elements of The Arbors at Sugarloaf Con-dominium, as set forth and provided in that cer-tain Declaration of Con-dominium for The Arbors at Sugarloaf Condomini-um by Beazer Homes Corp., a Tennessee cor-poration, recorded in Deed Book 37467, Page 247, aforesaid records; as amended from time to as annehade from time to time as provided therein; said Unit being known as Unit 2404 in Building 24 and having an address of 823 Tulip Poplar Way, Lawrenceville, GA. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. 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 baying been of intent to collect attor-neys fees having been given). Said property is com-monly known as 823 Tulip Poplar Way, Lawrenceville, GA 30044 together with all fixtures and personal property at-tached to and constitut-ing a part of said proper-

Gwinnett County, Geor-gia. Reference: 1703 Tail-more Lane, Lawrenceville, GA 30043 Subject to that certain security deed from Ernesto Tarazona-Jaime to Mortgage Electronic Registration Systems, Inc., as grantee, as nomi-nee for First Franklin, a division of National City Bank, its successors and assigns, dated De-cember 29, 2006, and recorded in Deed Book 47466, Page 682, Gwinnett County, Georgia County, Georgia Records. MR/mac 6/6/23 Our file no. 5862220 – FT7 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023. Gpn11

Lot 38, Block C, Sweet-water Townhomes, Unit One, as per plat recorded in Plat Book 114, Page 293-295 and revised plat recorded in Plat Book 115, Page 72-74, Gwinnett County, Georgia records, which recorded plat is incorporated here-in by this reference and made a part of this de-scription. Said property being known as 1703 Tail-more Lane according to the present system of numbering houses in Gwinnett County, Geor-gia.

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 day of said month), the following described propddy of sala miolini, me following described prop-erty: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 284 OF THE 7TH DISTRICT, OF GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS LOT 666, BLOCK N, UNIT 6C, RIVERMOORE PARK, AKA SPRINGHILL, AS PER PLAT RECORDED IN PLAT BOOK 84, PAGE 153, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORAT-T IS INCORPORAT-HEREIN BY REF-ERENCE, BEING PROPERTY KNOWN AS ERENCE, BEING PROPERTY KNOWN AS 4930 SPRING PARK CIRCLE, SUWANEE, GEORGIA 30024 AC-CORDING TO THE PRESENT SYSTEM OF NUMBERING PROPER-TIES IN SAID COUNTY. TAX ID: R7284100. THIS SALE IS MADE SUBJECT TO THAT SE-CURITY DEED IN THE AMOUNT OF \$256,706.00, RECORDED ON 84/2011 IN DEED BOOK 50810, PAGE 615, AFORESAID RECORDED ON 84/2011 IN DEED BOOK 50810, PAGE 615, AFORESAID RECORDED ON 84/2011 The debt secured by soid Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness of the debt secured by the debt secured by the indebtedness of the debt secured by the indebtedness of the debt secured by the indebtedness of the debt secured by the d 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 attorneys fees (notice of intent to collect attor-neys fees having been news fees having been given). Said property is com-monly known as 4930 Spring Park Cir., Suwa-nee, GA 30024-7345 to gether with all fixtures and personal property at-tached to and constitut-ing a part of said proper-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): Maxim D. Povolotsky and Nelya neys fees having been Povolotsky and Nelya Povolotsky or tenant or Povolotsky or renant or tenants. JPMorgan Chase Bank, NA is the entity or indi-vidual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. JPMorgan Chase Bank, NA Homeowart's Assis-JPMargan Chase Bank, NA Homeowner's Assis-tance Department 3415 Vision Drive Columbus, Ohio 43219 1-866-550-5705 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 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

the status of the loan as given by Jackie Hudson provided immediately to Mortgage Electronic Registration Systems, Inc., as grantee, as nomi-nee, for Homeward Resi-dential above. DEUTSCHE BANK NA-DEUTSCHE BANK NA-TIONAL TRUST COM-PANY, AS INDENTURE TRUSTEE UNDER THE INDENTURE RELAT-ING TO IMH ASSETS CORP., COLLATERAL-IZED ASSET-BACKED BONDS, SERIES 2005-8 as agent and Attorney in Fact for Yesenia Santana Aldridge Pite, LLP, Sit Piedmont Center, 3525 Inc., as grantee, as nomi-nee, for Homeward Resi-dential, Inc., dated September 24, 2015, and recorded in Deed Book 53853, Page 0247, Gwin-nett County, Georgia Records, as last trans-ferred to PHH Mortgage Corporation by assign-ment recorded on April 6, 2022 in Book 59845 Page 295 in the Office of the Clerk of Superior Court of Gwinnett Coun-ty, Georgia Records, conveying the after-de-scribed property to se-cure a Note in the origi-nal principal amount of One Hundred Twelve Thousand and 0/100 dol-lars (\$112,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for County, Georgia, within the legal hours of sale on June 6, 2023, the follow-ing described property: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN

Addridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Geor-gia 33035, (404) 994-7400. 1017-6095A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COL-LECT A DEBT. ANY IN-FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. 107-6095A 05/10/2023, 05/31/2023, 05/24/2023, 05/31/2023.

Gpn11

GPTUTUES, GSTITUES. GPTUTUES, GSTITUES. GPTUES, GSTITUES. GPTUES, GSTITUES. NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY Pursuant to the Power of Sale contained in a Secu-rity Deed given by Max-im D. Povolotsky to JP-Morgan Chase Bank, Na-tional Association dated National Associational Ass

ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 78 OF THE 6TH DISTRICT, GWIN-NETT COUNTY, GEOR-GIA, BEING LOT 7, BLOCK A, OF UNIT ONE, MEMORIAL PARK ESTATES SUBDI-VISION RECORDED IN PLAT BOOK K, PAGE 177, IN THE OFFICE OF THE CLERK OF SUPE-RIOR COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS INCORPORAT-ED HEREIN BY REF-RENCE AND MADE A PART OF THIS DE SCRIPTION. THE debt secured by said Security Deed has been and is hereby declared due be-cause of, among other possible events of de-fault, failure to pay the indebtedness as and when due and in the

disclosed by an accurate survey or by an inspec-tion of the property; all zoning ordinances; as-sessments; liens; encum-brances; restrictions; 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 JEREMY R DUGAN, or tenants(s). The sale will be conduct-ed subject (11) 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. 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: Penny-Mac Loan Services, LLC, Loss Mitigation Dept., 3043 Townsgate Road Suite 200, Westlake Vil-age, CA 91361, Tele-phone Number: 1- 866-549-3583. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for JEREMY R DUGAN 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 LUCI**, 3145 **Avalon Ridge Place, Suite 100, Peachtree Cor-ners, GA 30071 Telephone Number: (877) 813-0992 Case No. PNY-23-01715-1 Ad Run Dates 05/02023, 05/37/2023, 05/24/2023, 05/37/2023, 05/24/2023, 151elaw.com/property-listing**

gdp1043 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Security Deed from PAUL BRIAN GIB-SON to MORTGAGE ELECTRONIC REGIS-TRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR LENDUS, LLC, doted september 18, 2020, recorded September 18, 2020, in Deed Book 57870, LENDUS, LLC, dared September 18, 2020, recorded September 18, 2020, in Deed Book 57870, Page 113, Gwinnett Coun-ty, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Thirty-Two Thousand Eight Hundred and 00/100 doi-lars (\$232,800.00), with interest thereon as pro-vided for therein, said Security Deed having been last sold, assigned and transferred to Pen-nyMac Loan Services, LLC, there will be sold at seurity Deed having been last sold, assigned and transferred to Pen-myMac Loan Services, LLC, there will be sold at public outcry to the high-est bidder for cash at the Gwinnett County Court-house, within the legal hours of sale on the first Tuesday in June, 2023, all property ALL THAT TRACT OR PARCEL OF LAND LYING AND BE ING IN LAND LOT 1 OF THE 1ST DISTRICT, GUINETT COUNTY, GEORGIA, BEING LOUTY, GEORGIA, BEING LOUTY, CREAT INY CREEK SUBDIVISION, AS PER PLAT RECORDED 10 GLEN AT IVY CREEK SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 55, PAGE 56 AND REVISED PLAT RECORDED IN PLAT BOOK 57, PAGE 149, GWINNET COUNTY RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFER-ENCE AND MADE A

INCORPORATED HEREIN BY REFER-ENCE AND MADE A PART OF THIS DE-SCRIPTION. Said legal description being controlling, however the proper

Bivd, Coppell, TX 75019, (889, 480-2432. 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-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 solvert (1) to confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code 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 dood ty is more commonly known as 3050 IVY MIL DR, BUFORD, GA 30519. holder of the security deed. Lakeview Loan Servic-ing, LLC as Attorney in Fact for Brian D Walsh McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.forcelosure.hot. www.foreclosurehot-line.net

en). 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 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 beed first set out above. Said property will be sold on an & quot; as: is& quot; basis without any repre-sentation, warranty or recourse against the above-named or the un-dersigned. Lakeview Loan Servic-ing, LLC is the holder of the Security Deed to the property in accordance withOCGA § 44-14-162.2 The entity to negotiate, amend, and modify all terms of the mortgage with the debtor is: No-tionstar Mortgage, LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019,

default, this sale will be made for the purpose of paying the same, all ex-penses of the sale, includpenses of the sale, includ-ing attomeys fees (notice to collect same having been given) and all other payments provided for un-der the terms of the Secu-rity Deed. Said property will be sold on an as-is ba-sis without any represen-tation, warranty or re-course against the above-named or the undercourse against the above-named or the under-signed. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an authority: matters which would be disclosed by an inspection of the property; all zoning ordinances; as-sessments; liens; encum-brances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the under-signed, the owner and par-ty in possession of the property is ANA JIMENEZ, JOSE A. GUTIERREZ; O'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 Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Rushmore Loan Man-agement Services, LLC, Loss Mitigation Dept., 15480 Laguna Canyon Rd, Irvine, CA 92618, 504-7300. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured credit to require a secured credi tor to negotiate, amend, or modify the terms of the modify the terms of the mortgage instrument. U.S. BANK NATIONAL ASSO-CIATION AS TRUSTEE FOR TRUMAN 2021 SC9 TITLE TRUST as Attorney in Fact for ANA JIMENEZ THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OB-TAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Num-ber (877) 813.0002 Case Peachtree Corners, GA 30071 Telephone Num-ber: (877) 813-0992 Case No. RLM-22-01285-4 Ad Run Dates 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023 rlselaw.com/property-list-

ing 5:10,17,24,31,2023

Gpn11 gdp1010 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY

Pursuant to the Power of Sale contained in a Secu-rity Deed given by Ger-ard Beauvoir and Marie Beauvoir to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale con-tained in a Security Deed given by Ernesto Tara-zona-Jaime to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for First Franklin, a Divi-sion of National City Bank, its successors and assigns, dated December 29, 2006, recorded in Deed Book 47466, Page 701, Gwinnett County, Georgia Records, as last Franklin Mortgage Loan Asset-Backed Certifi-cates, Series 2007-FFC, U.S. Bank National cates, Series 2007 U.S. Bank National U.S. Bank National Association, as Trustee, successor in interest to Bank of America, N.A., as Trustee, successor by merger to LaSalle Bank National Association, as Trustee by assignment recorded in Deed Book 57422, Page 359, Gwinnett County, Georgia Records, conveying the after-described property

County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of FORTY-ONE THOUSAND FIVE HUN-DRED FIVE AND 0/100 DOLLARS (\$41,505.00), with interest thereon as set forth therein, there will be sold at public out-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-Or

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 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. § 13-11 having been given). Said property will be sold subject to any autstandsubject to any outstand-ing ad valorem taxes (ining ad valorem taxes (in-cluding 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-closed by an accurate survey and inspection of the property, any assess-ments, liens, encum brances, zoning ordi-nances, restrictions, covenants, and any matnances, 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 &auot; as: is&auot; basis without any repre-sentation, warranty or recourse against the above-named or the un-

above-named or the undersigned. First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Cer-tificates, Series 2007-FFC, U.S. Bank National Associa-tion, as Trustee, succes-sor in interest to Bank of dersigned.

cubse of, anitoing office possible events of de-fault, failure to pay the indebtedness as and when due and in the More 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 and 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 (all though not required by law to do so) is: PHH Mortgage Corporation they can be contacted at Palm Beach, Florida 33409, to discuss possible alternatives to avoid 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 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 knowledge and belief of the undersigned, the par-ty in possession of the knowledge and belief of the undersigned, the par-ty in possession of the property is GS Mortgage-Backed Securities Trust 2019-SL1, U.S. Bank Trust National Associa-tion or tenant(s); and said property is more commonly known as 1487 **Pine St, Stone Mountain**, **GA 30087**. The sale will be conducted subject to (1) confirmation that the sale is not prohibited un-der the U.S. Bankruptcy Code (2) final confirma-tion and audit of the sta-tus of the loan with the holder of the security deed and (3) any right of redemption or other lien ot extinguished by fore-closure. **PHH Mortgage Corpora-tion as Attorney in Fact**

tion as Attorney in Fact for Jackie Hudson. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-07307

5/10,17,22,31,2023

Gpn11

Gpn11 gdp1042 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Security Deed from JEREMY R DUGAN to MORTGAGE ELECTRONIC REGIS-TRATION SYSTEMS DUGAN to MORTGAGE ELECTRONIC REGIS-TRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR MORT-GAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS, dated July 31, 2017, recorded August 2, 2017, in Deed Book 55299, Page 25, Gwinnett County, Geor-gia Records, said Securi-ty Deed having been giv-en to secure a Note of even date in the original principal amount of Two Hundred Twenty-Five Thousand and 00/100 doi-lars (5225,000.00), with interest thereon as pro-vided for therein, said 5/10,17,22,31,2023 Gpn11 gdp1042

DR, BUFORD, GA 30519. The indebtedness se-cured 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 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 Cedric Floyd Sr and Nadine Floyd to Mortgage Electronic Registration Systems, Inc., as grantee, as nomifault, 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 re-course against the above-named or the under-Inc., as grantee, as nomi-nee for MBNA America nee for MBNA America (Delaware), N.A., its successors and assigns and recorded in Book No. 41610,Page No. 0131 Gwinnett County records given to secure a note in the original amount of \$39,611.00 with interest on the unpaid balance un-til paid, as last assigned to Wilmington Fund Sav-ings Society, as trustee of the RRA CP Opportu-nity Trust 1 by virtue of the assignment 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 traving authority: nity Trust 1 by virtue of the assignment recorded at Book 60543 Page 848 in the Gwinnett County records, the fol-lowing described property will be sold at public outcry to the high-est bidder for cash at the courtbuce door of 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-dersigned, the owner and party in possession of 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 de-scribed property: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN PARCEL OF LAND LY ING AND BEING IN LAND LOT 24 OF THE 6TH DISTRICT, GWIN-NETT COUNTY, GEOR-GIA, AND BEING LOT 12, BLOCK C, MEADOW HILL SUBDIVISION, UNIT ONE, ACCORD-ING TO PLAT RECORD-ED IN PLAT BOOK 22, PAGE 248,GWINNETT COUNTY, GEORGIA RECORDS, INCORPO-RATED HEREIN BY RECORD'S, INCORPO-RATED HEREIN BY REFERENCE. ADDRESS: 3411 BOR-DER DR.; STONE MOUNTAIN, GA 30087 TAX MAP OR PARCEL ID NO: R6024016 Being real property com-monly known as 3411 Border Drive, Stone Mountain, GA 30087. The debt secured by the above-referenced securi-ty deed has been deabove-referenced securi-ty deed has been de-clared due because of the default in the pay-ment of said debt per the terms of the note and other possible defaults by 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-

dersigned, the owner and party in possession of the property is PAUL BRI-AN GIBSON, ESTATE AND/ OR HEIRS OF LAW OF PAUL GIBSON , or tenants(s). The sale will be conduct-ed subject (1) to confir-mation that the sale is not prohibited under the used solved. The commention 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 negoti-ate, amend or modify all terms of the loan (all suite 200, Westlake Vil-lage, CA 91361, Tele-phone Number: 1- 866-549-3383. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for PAUL BRIAN GIBSON THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY IN-FORMATION OB-TAINED WILL BE not prohibited under the intent to collect attor-neys fees having been neys tees naving been given). Said sale will be made subject to the following items which may af fect the title to saidproperty: All restrictive covenants, easements and rights-of-way appearing of record, if any: all zoning ordi-LAW, IF SU, AINT IN-FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. Attorney Contact: Rubin Lublin, LLC, 3184 Avadion Ridge Place, Suite 100, Peachtree Cor-ners, GA 30071 Telephone Number: (877) 813-0992 Case No. PNY-23-01739-1 Ad Run Dates 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023 riselaw.com/propertyif any; all zoning ordi-nances; matters which would be disclosed by an accurate survey or by an inspection of the proper-try all outstanding or un-paid bills and assess-ments for street im-provements, curbing, garbage, water, sewage

rlselaw.com/property-listing#

5/10,17,22,31,2023

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 Uni-wattee Trail, according to the present system of numbering property in Gwinnett County, Geor-gia. 17:58

gia. Being the same property conveyed by deed record-ed in Deed Book 5549, Page 340, aforesaid records. MR/mac 66/23

MR/mac 6/6/23 Our file no. 22-09104GA – FT2 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023.

Gpn11

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-de in Deed Book 52711, Page 157, Gwinnett Coun-ty Records, securing a Note in the original prin-cipal amount of \$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, June 6, 2023, during the legal hours of sale, be-fore the Courthouse door in said Deed, to-wit: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LTGS 372 AND 373 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING 1.275 ACRES AND MORE PARTICULARLY DATED SEPTEMBER 4, 1992, PUBLO

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;