

9075 Foreclosures

WHICH PLAT AND THE RECORD THEREOF ARE INCORPORATED HEREIN BY REFERENCE TO THE ABOVE WARRANT, DEED AND EASEMENT FOR INGRESS AND EGRESS FROM THOSE HOW TO GREEN, G. WILLIAMSON AND BEVERLY S. WILLIAMSON, DATED August 22, 2013, RECORDED AT DEED BOOK 3333, PAGE 298, TOGETHER WITH ANY CERTAIN GRANTORS CLAIM HAVE A RIGHT TO EASEMENT SET OUT IN WARRANTY DEED AT DEED BOOK 222, PAGE 297, GWINNETT COUNTY RECORDS SAID PROPERTY IS KNOWN AS 1766 Green Road, Buford, GA 30518, together with all fixtures and personal property of... (text continues with legal details)

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the terms of the mortgage instrument, NEW RESIDENTIAL MORTGAGE LOAN TRUST 2018-1 as Attorney in Fact for NATIONALLY NARDED THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR... (text continues with legal details)

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tion, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National In Fact for NATIONALLY NARDED THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR... (text continues with legal details)

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Suite 500, Dallas, TX 75019, 7136252034. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan... (text continues with legal details)

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Trustee for Option One Mortgage Loan Trust 2007-1, Asset-Backed Certificates, Series 2007-1 as agent and Attorney in Fact for NATIONALLY NARDED THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR... (text continues with legal details)

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the southwesterly right of way line of said street in a southeasterly direction 100.5 feet to an iron pin corner... (text continues with legal details)

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SEVENTY-FOUR THOUSAND THREE HUNDRED SIXTY AND 0/100 DOLLARS (\$174,360.00), with interest thereon as set forth in the above said Block and Unit, being the place or point of beginning for cash... (text continues with legal details)

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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... (text continues with legal details)

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of redemption if any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, covenants, and any other matters of record including, but not limited to, those superior to the Security Deed first set out above... (text continues with legal details)

5/10,17,22,31,2023

Gpn11 gdp1047 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Security Deed given by DION A. BAYNARD to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as GRANTEE, as NOMINEE FOR ACCREDITED HOME LENDERS, INC., dated August 11, 2003, recorded August 22, 2013, in Deed Book 34934, Page 0026, Gwinnett County, Georgia Records, said Security Deed having been given in full and in the original principal amount of Two Hundred Fifty-Eight Thousand Twenty and 00/100 Dollars (\$258,020.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to HomeBanc Mortgage Loan Trust 2018-1, there will be sold at public outcry to the highest bidder for cash before the Court-house Courthouse, within the legal hours of sale on the first Tuesday in June, 2023, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 56 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 5 OF BLOCK C OF TURTLE CREEK LAKE, AS PER PLAT RECORDED IN PLAT BOOK 84, PAGE 89 AND 209 OF THE GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF. Said legal description being controlling, however the property is more commonly known as 1456 WHISPERWOOD COURT, LAWRENCEVILLE, GA 30043. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect same being given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an &as-is&quot; basis without any representation, warranty or recourse against the above-named or the undersigned, the party in possession of the subject property at the time of sale. Said property will be sold at public outcry to the highest bidder for cash before the Court-house Courthouse, within the legal hours of sale on the first Tuesday in June, 2023, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 174 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 2, BLOCK "A", UNIT TWO, DAKOTA SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 27, PAGE 271, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART OF THIS DESCRIPTION, AND BEING IMPROVED PROPERTY HAVING A TOTAL AREA OF 57800 SQUARE FEET, KNOWN AS 3701 OAK ROAD, LAWRENCEVILLE, GEORGIA, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA. 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 attorneys fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

5/10,17,22,31,2023

Gpn11 gdp1047 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Security Deed given by DION A. BAYNARD to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as GRANTEE, as NOMINEE FOR ACCREDITED HOME LENDERS, INC., dated August 11, 2003, recorded August 22, 2013, in Deed Book 34934, Page 0026, Gwinnett County, Georgia Records, said Security Deed having been given in full and in the original principal amount of Two Hundred Fifty-Eight Thousand Twenty and 00/100 Dollars (\$258,020.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to HomeBanc Mortgage Loan Trust 2018-1, there will be sold at public outcry to the highest bidder for cash before the Court-house Courthouse, within the legal hours of sale on the first Tuesday in June, 2023, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 56 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 5 OF BLOCK C OF TURTLE CREEK LAKE, AS PER PLAT RECORDED IN PLAT BOOK 84, PAGE 89 AND 209 OF THE GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF. Said legal description being controlling, however the property is more commonly known as 1456 WHISPERWOOD COURT, LAWRENCEVILLE, GA 30043. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect same being given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an &as-is&quot; basis without any representation, warranty or recourse against the above-named or the undersigned, the party in possession of the subject property at the time of sale. Said property will be sold at public outcry to the highest bidder for cash before the Court-house Courthouse, within the legal hours of sale on the first Tuesday in June, 2023, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 174 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 2, BLOCK "A", UNIT TWO, DAKOTA SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 27, PAGE 271, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART OF THIS DESCRIPTION, AND BEING IMPROVED PROPERTY HAVING A TOTAL AREA OF 57800 SQUARE FEET, KNOWN AS 3701 OAK ROAD, LAWRENCEVILLE, GEORGIA, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA. 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 attorneys fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

5/10,17,22,31,2023

Gpn11 gdp1017 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Gregg A. Teschner to Bank of Oklahoma N.A., dated 3/26/1998 and recorded in Deed Book 15833, Page 0218 of the Gwinnett County, Georgia records; as last transferred to and acquired by TIAA FSB S&W Everbank F/K/A Mortgage Company F/K/A Alliance Mortgage Company, conveying the after-described property to secure a Note in the original principal amount of \$96,677.00, with interest at the rate specified therein, there will be sold at public outcry to the highest bidder for cash before the Court-house Courthouse, 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 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 attorneys fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

5/10,17,22,31,2023

Gpn11 gdp1017 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Gregg A. Teschner to Bank of Oklahoma N.A., dated 3/26/1998 and recorded in Deed Book 15833, Page 0218 of the Gwinnett County, Georgia records; as last transferred to and acquired by TIAA FSB S&W Everbank F/K/A Mortgage Company F/K/A Alliance Mortgage Company, conveying the after-described property to secure a Note in the original principal amount of \$96,677.00, with interest at the rate specified therein, there will be sold at public outcry to the highest bidder for cash before the Court-house Courthouse, 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 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 attorneys fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

5/10,17,22,31,2023

Gpn11 gdp1123 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Danie Sullivan and Patricia Sullivan as Agent and Attorney in Fact for NATIONALLY NARDED THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR... (text continues with legal details)

5/10,17,22,31,2023

Gpn11 gdp1124 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Danie Sullivan and Patricia Sullivan as Agent and Attorney in Fact for NATIONALLY NARDED THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR... (text continues with legal details)

5/10,17,22,31,2023

Gpn11 gdp1136 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Danie Sullivan and Patricia Sullivan as Agent and Attorney in Fact for NATIONALLY NARDED THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR... (text continues with legal details)

5/10,17,22,31,2023

Gpn11 gdp1183 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Danie Sullivan and Patricia Sullivan as Agent and Attorney in Fact for NATIONALLY NARDED THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR... (text continues with legal details)

5/10,17,22,31,2023

Gpn11 gdp1165 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Danie Sullivan and Patricia Sullivan as Agent and Attorney in Fact for NATIONALLY NARDED THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR... (text continues with legal details)