Foreclosures

Foreclosures WHICH PLAT AND THE RECORD THEREOF ARE INCORPORATED HEREIN BY REFERENCE THERETO. BEING THE SAME AS THE WARRANTY DEED AND EASEMENT FOR INGRESS AND EGRESS FROM THOMAS HOWELL GREEN TO WILLIAMSON AND BEVERLY S. WILLIAMSON, DATED JANUARY 10, 1986, WHICH PLAT AND THE

WILLIAMSON, DATED JANUARY 10, 1986, RECORDED AT DEED BOOK 3333, PAGE 298, TOGETHER WITH ANY TOGETHER WITH ANY
RIGHTS GRANTORS
MAY HAVE IN THAT
CERTAIN EASEMENT
SET OUT IN WARRANTY DEED AT DEED
BOOK 222, PAGE 298,
GWINNETT COUNTY
RECORDS Said property
is known se 1746 Green RECORDS Said property is known as 1766 Green Road, Buford, GA 30518, together with all fixtures and personal property attached to and constituting a part of said property, if any. This conveyance is made subject to that certain Security Deed in favor of Branch Banking and Trust Company, recorded in Deed Book 44602, page 1, Gwinnett County Records. Said property will be sold subject to any outstand-Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, enumbrances, zoning ordiassesments, liens, en-cumbrances, zoning ordi-nances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be ap-plied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, expenses or said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Lori Gayle Burns, successor in interest or tenant(s). Regions Bank dba Regions Mortgage as Attorney-in-Fact for Lori Gayle Burns File no. 15-050702

LOGS LEGAL GROUP

Soyle Burns File no. 15-050702 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Park-way, N.E., Suite 130 At-lanta, GA 30346 (770) 22-2535/**CF REFER-ENCE INITIALS*** https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY IN-FORMATION OB-TAINED WILL BE TAINED WILL BE USED FOR THAT PUR-

POSE. 5/10,17,22,31,2023

Gpn11 gdp1047 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT

UNDER POWER
GEORGIA, GWINNETT
COUNTY
By virtue of a Power of
Sale contained in that
certain Security Deed
from DION A. BAYNARD to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS
INC. AS GRANTEE, AS
NOMINEE FOR ACCREDITED HOME
LENDERS, INC, dated
August 11, 2003, recorded
September 23, 2003, in
Deed Book 34934, Page
0026, Gwinnett County,
Georgia Records, said
Security Deed having
been given to secure a
Note of even date in the
original principal amount
of Two Hundred FiftyEight Thousand Twenty
and 00/100 dollars
(\$258,020.00), with interset thereon as provided 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 New Residential Mortgage Loan Trust 2018-1, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in June 2023, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 56 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING LOT 58, BLOCK C OF TURTLE CREEK LAKE, AS PER PLAT RECORDED IN PLAT BOOK 84, PAGES 208 AND 209 OF GWINNETT COUNTY, GEORGIA RECORDS, SAID NETT COUNTY, GEORGIA RECORDS, SAID LAT IS INCORPORATED.

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 deness remaining in de-fault, this sale will be made for the purpose of made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed, Said property will be sald on an assis basis be sold on an as-is basis without any representa-tion, warranty or re-course against the abovetion, warranty or recourse against the abovenamed or the undersigned. The sale will also be subject to the following ifems which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is DION A. BAYNARD, or tenants (s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the ond (2) to final confirmation and audit of the status of the loan with the
holder of the Security
Deed. The entity having
full authority to negotiate, amend or modify all
terms of the loan (although not required by
law to do so) is: Nationstar Mortgage LLC, Loss
Mitigation Dept., 8950
Cypress Waters Blvd,
Coppell, TXX 75019, Telephone Number: 888-4802432/833-685- 8589. 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. RESIDENTIAL GAGE LOAN nt. NEW MORT-TRUST GAGE LOAN TRUST 2018-1 as Attorney in Fact for DION A. BAYNARD THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact. Rubin Lublin, LLC, 3145 Avalon Ridge Place,

Foreclosures

9075

Foreclosures

tion, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o

2 Acquisition Trust c/o
U.S. Bank Trust National
Association by assignment recorded in Deed
Book 6034, Page 571,
Gwinnett County, Georgia Records, conveying
the after-described property to secure a Note in
the original principal
amount of ONE
HUNDRED TWENTY-

the original principal amount of ONE HUNDRED TWENTY-NINE THOUSAND FIFTY AND 0/100 DOLLARS (\$129,050.00), with inferest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in June, 2023, the following described property:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HERE-OF The debt secured by said

The debt secured by said Security Deed has been and is hereby declared due because of, among

other possible events of default, failure to pay the

offer 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'5 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 mat

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. Said property will be sold on an " as is"

Said property will be sold on an "as- is" basis without any representation, warranty or recourse against the above-named or the undersigned. U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust is the

solely as owner trustee for RCF
2 Acquisition Trust is the holder of the Security Deed to the property in accordance with OCGA \$44-14-162.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Selene Finance, 3301 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019, 7136525034.
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 pos-

Avalon Ridge Place,
Suite 100, Peachtree Corners, GA 30071 Telephone
Number: (877) 813-0992
Case No. NAT-23-00034-4
Ad Run Dates 05/10/2023,
05/31/2023,
rlselaw.com/property-

riselaw.com/propertylisting

5/10,17,22,31,2023

Gpn11 gdp1050 NOTICE OF SALE UNDER POWER GEORGIA,

GEORGIA,
GWINNETT COUNTY
By virtue of a Power of
Sale contained in that
certain Security Deed
from BONIFACIO BRAVO to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS,
INC., AS GRANTEE, AS
NOMINEE FOR
EQUIFIRST CORPORATION, dated May 3, 2004, in
Deed Book 38993, Page
200, Gwinnett County,
Georgia Records, said
Security Deed having
been given to secure. 200, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Thirty-Five Thousand One Hundred and 00/100 dollars (\$135,100.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to New Residential Mortgage Loan Trust 2017-6, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the 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 PAR-

described properly: ALL
THAT TRACT OR PAR
CEL OF LAND LYING
AND BEING IN LAND
LOT 185 OF THE 5TH
DISTRICT, GWINNETT
COUNTY, GEORGIA,
BEING KNOWN AS LOT
15, BLOCK A OF CHANDLER WOODS, TRACT
ONE - EAST SIDE,
UNIT 1, PARCEL 001,
AS PER PLAT
RECORDED AT PLAT
BOOK 99, PAGE 23, AND
ALL REVISIONS OF
SAID PLAT RECORDED
AS OF THE DATE OF
RECORDING OF THIS
DEED, IF ANY, GWINNETT COUNTY, GEORGIA,
BEING INCORPORATED HEREIN AND
MADE A PART HEREOF BY REFERENCE
FOR A MORE COMPROYED PROPERTY
KNOWN AS 494
LEAFLET IVES DRIVE,
LAWRENCEVILLE, GA
30045 ACCORDING TO
THE PRESENT SYS
TEM OF NUMBERING
HOUSES IN GWINNETT
COUNTY, GEORGIA
SOIGHERS
THE DESCRIPTION
OF CAPTIONED PROPERTY
KNOWN AS 494
LEAFLET IVES DRIVE,
LAWRENCEVILLE, GA
30045 ACCORDING TO
THE PRESENT SYS
TEM OF NUMBERING
HOUSES IN GWINNETT
COUNTY, GEORGIA.
Said legal description being controlling, however
the property is more
commonly known as 494
LEAFLET IVES DR,

standing ad valorem taxes (including taxes which
are a lien, whether or not
now due and payable);
the right of redemption
of any taxing authority;
matters which would be
disclosed by an accurate
survey or by an inspection of the property; all
zoning ordinances;
covenants, ilens; encumbrances; restrictions;
covenants, and any other
matters of record superior to said Security Deed.
To the best of the knowledge and belief of the undersigned, the owner and
party in possession of the
property is BONIFACIO
BRAVO, or tenants(s).
The sale will be conducted subject (1) to confirmation that the sale is
not prohibited under the
U.S. Bankruptcy Code
and (2) to final confirmation and audit of the stotus of the loan with the
holder of the Security
beed. The entity having
full authority to negotiate, amend or modify all
terms of the loan (although not required by

ate, amend or modify all terms of the loan (although not required by law to do so) is: Nationstar Mortgage LLC, Loss Mitigation Dept., 8950 Cypress Waters Blvd, Coppell, TX 75019, Telephone Number: 888-480-432/833-685-8589. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify

ate, amend, or modify the terms of the mort-gage instrument. NEW

ate, amend, or modify the terms of the mortgage instrument. NEW
RESIDENTIAL MORTGAGE LOAN TRUST
2017-6 as Attorney in Fact for BONIFACIO
BRAVO THE BELOW
LAW FIRM MAY BE
HELD TO BE ACTING
AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY
INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. Attorney Contact:
Rubin Lublin, LLC, 3145
Avalon Ridge Place,
Suite 100, Peachtree Corers, GA 30071 Telephone
Number: (877) 813-0992
Case No. NAT-20-01759-11
Ad Run Dates 05/10/2023,
05/17/2023, 05/31/2023
rIselaw.com/propertylisting
5/10,17,22,31,2023

Gpn11

Gpn11 gdp1072 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT

GEORGIA, GWINNETT COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Kerwin J Vasquez to HomeBanc Mortgage Corporation, dated April 27, 2001, recorded in Deed Book 2368, Page 102, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreementrecorded in Deed Book 49064, Page 685, Gwinnett County, Georgia Records, as last transferred to U.S. Bank Trust National Associa-

and belief of the undersigned, the porty in possession of the property is session of the property is Kerwin J Vasquez and Rosandri Skeet or a tenant or tenants and said property is more commonly known as 974 Park Forest Court, Lilburn, Georgia 30047. Should a conflict arise between the property address and the legal description will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. LEAFLET IVES DR,
LAWRENCEVILLE, GA
30045. The indebtedness
secured by said Security
Deed has been and is
hereby declared due because of default under
the terms of said Security Deed. The indebtedness remaining in default, this sale will be
made for the purpose of
paying the same, all expenses of the sale, including attorneys fees
(notice to collect same
having been given) and not prohibited under the U.S.
Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.
U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust as Attorney in Fact having been given) and all other payments pro-vided for under the terms of the Security Trust as Attorney in Fact vided for under the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, warranty or recourse against the abovenamed or the undersigned. The sale will also 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

Page 2 McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 ww.foreclosurehot-

ine.net XHIBIT A EXHIBIT A
ALL THAT TRACT OR
PARCEL OF LAND LYING AND BEING IN
LAND LOT 174 OF THE
6TH DISTRICT OF
GWINNETT COUNTY,
GEORGIA, BEING LOT
17, BLOCK A, OF PARK
FOREST SUBDIVISION,
AS RECORDED IN
PLAT BOOK 14, PAGE
234. OF GWINNETT GWINNETT GEORGIA 234, OF COUNTY,

COUNTY, GEORGIA
RECORDS, WHICH
PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A
PART OF THIS DESCRIPTION.
BEING IMPROVED
PROPERTY KNOWN AS
974 PARK FOREST
COURT, ACCORDING
TO THE PRESENT SYSTEM OF NUMBERING
HOUSES IN GWINNETT
COUNTY, GEORGIA
MR/mac 6/6/23
Our file no. 5666014 FT18
05/10/2023, 05/17/2023,
05/24/2023, 05/31/2023

Gpn11

May 100 Month of the Nortice of Sale UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Gregg A Teschner and Kimberly J Teschner to Bank of Kindown N.A. dated 3/26/1998 and recorded in Deed Book 15835 Page 2015 Gwinnett County, Georgia records; as last transferred to or acquired by TIAA FSB S/B/M Everbank F/K/A Everhome Mortgage Company F/K/A Alliance Mortgage Company, conveying the afterdescribed property to secure a Note in the original principal amount of \$96,677.00, with interest of the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on June 6, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

following described property:

ALL THAT TRACT OR PARCEL OF LAND LY.

ING AND BEING IN GMD 1749, GWINNETT COUNTY, GEORGIA, BEING LOT 31, BLOCK A, PHASE TWO, UNIT ONE OF HUNTINGTON WEST, AS PER PLAT RECORDED IN PLAT BOOK 55, PAGE 124, GWINNETT COUNTY RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THERETO.

This sole will be made subject to any right of the United States of America to redeem the hereinalbove described property within 120 days from the sale date afore-

Foreclosures

9075

said, in order to satisfy certain outstanding federal tax liens.
The debt secured by said scurity Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the Note and Security Deed. The debt remaining in 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 2000 Huntington Hill Trace, Buford, GA 30519 together with all fixtures and personal property and personal property and personal property if canded 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): Gregg A Teschner and Kimberly J Teschner 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 is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
LoanCare, LLC is the entity or individual Beach, VA 23452 800-909-9525.

Note, however, that such entity or individual is not

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 against the property whether due and payable whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, re-

(e) any assessments, liens, encumbrances, coning 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 sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation of the section of the secti be provided until final confirmation and audit of the status of the loan as provided immediately

the status of the loan as provided immediately above.

TIAA FSB S/B/M Everbank F/K/A Everhome Mortgage Company as agent and Attorney in Fact for Gregg A Teschner and Kimberly J Teschner Aldridge Pite, LLP, Six Piedmont Road, N.E., Suite 700, Allanta, Georgia 30305, (404) 994-7400.

1154-1954A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1154-1954A

5051072023, 05/17/2023, 05/24/2023, 05/31/2023.

opn11 gdp1079 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY Under County

COUNTY
Under and by virtue of the Power of Sale contoined in a Security Deed given by Stan J Martin and Drusilla Martin in H&R Block Mortgage Corporation, dated July 28, 2003, recorded in Deed Book 34167, Page 191, Gwinnett County, Georgia Records, as last transferred to U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust by assignment recorded in Deed Book 60529, Page 553, Gwinnett County, Georgia Records, conveying the after-described property to scure a Note in the original principal amount of ONE HUNDRED TWELVE THOUSAND TIVE HUNDRED TWELVE THOUSAND SITE THOUSAND CONE HUNDRED TWELVE THOUSAND CONE HUNDRED TWELVE THOUSAND CONE HUNDRED AND CONE HUNDRED

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
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

en). Said property will be sold subject to any outstanding ad valorem taxes (ining a valorem 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 assess. survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any mathers of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an " as-is" basis without any representation, warranty or recourse against the above-named or the unabove-named or the un-

above-named or the undersigned.
U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.
The entity that has full 14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Selene Finance, 3501 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019, 7136252034.

Foreclosures

9075

Foreclosures

Trustee for Option One

Gpn11

grantee, as nominee for Ace Mortgage Funding, LLC, its successors and assigns, dated September, 2008, recorded in Deed Book 49101, Page 224, Gwinnett County, Georgia Records and as modification Agreement recorded in Deed Book 59753, Page 526, Gwinnett County, Georgia, LLC by assignment recorded in Deed Book 592580, Page 21, Gwinnett County, Georgia Records, as last transferred to Lakeview Loan Servicing, LLC by assignment recorded in Deed Book 52580, Page 21, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of EIGHTY-SIX THOU-SAND NINE HUNDRED THIRTY-FIVE AND 0/100 DOLLARS (\$86,935.00), with inferest 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 HERE-

OF The debt secured by said

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the 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).

en). Said property will be sold

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 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. Said property will be sold on an " as-is" basis without any representation, warranty or recourse against the undersigned.

recourse against the above-named or the undersigned. Lakeview Loan Servicing, LLC is the holder of the Security Deed to the property in accordance with OCGA § 4414-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: M&T Bank, One Fountain Plaza, Buffalo, NY 14203, 800-724-1633. 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 porty in possession of the property is Daniel Neal Barfield, III, Danny Neal Barfield, III, Danny Neal Barfield, III, Terese

session of the property is Daniel Neal Barfield, JIT, Danny Neal Barfield, JIT, Teresa Hardin Barfield and Estate of Danny Barfield or a tenant or tenants and said property is more commonly known as 223 Edith Lane NW, Lilburn, Georgia 30047. Should a conflict arise between the property address and the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

Lakeview Loan Servic-

7136252034.
Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.
To the best knowledge and belief of the undersigned, the party in possession of the property is Stan J Martin or a tenant or tenants and said property is more commonly or tenants and said property is more commonly known as 1043 Park Forest Dr NW, Lilburn, Georgia 30047. Should a conflict arise between the property address and the legal description will control.

the legal description will control.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

deed.
U.S. Bank Trust National
Association, not in its individual capacity but
solely as owner trustee
for RCF 2 Acquisition
Trust as Attorney in Fact
for Stan J Martin and
Drusilla Martin
MCCAlla Raymer Leibert McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

1544 Old Alabama Road
17: 41
Page 2
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A
All that tract or parcel of
land lying and being in
Land Lot 174 of the 6th
District, Gwinnett County, Georgia, being Lot 35. District, Gwinnett County, Georgia, being Lot 35, Block B, Unit Four, Park Forest, recorded in Plat Book 23, Page 124, Gwinnett County, Georgia records, said plat being incorporated herein and made reference hereto. MR/mac 6/6/23
Our file no. 52808606 – FT18
05/10/2023. 05/17/2023, 05/10/2023, 05/17/2023,

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

9dp1123 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY

NETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Daniel Sullivan to Option One Mortgage Corporation, a California Corporation, a California Corporation, a California Corporation dated 10/3/2006 and recorded in Deed Book 47218 Page 9 Gwinnett County, Georgia records; as last transferred to or acquired by Wells Fargs Bank, National Association as Trustee for Option One Mortgage Loan Trust 20071, Asset-Backed Certificates, Series 2007-1, conveying the after-described property to secure a Note in the original principal amount of \$105,200.00, with interest at the rate specified therein, there will be sold by the undersigned therein, there will be sold by the undersigned to public outcry to the highest bidder for cash before the Courthous door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on June 6, 2023 (being the first Tuesday of said month unless said date falls on a Federal Hollday, in which case being the first Wednesday of said month), the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 107 OF THE 6TH DISTRICT OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING IN LAND LOT 107 OF THE 6TH DISTRICT OF THE 6TH DISTR

PLAT IS HEREBY RE-FERRED TO AND MADE A PART OF THIS DESCRIPTION, AND BEING IMPROVED PROPERTY HAVING A HOUSE THEREON KNOWN AS 571 OAK ROAD, LAWRENCEVILLE,

KNOWN AS 571 OAK ROAD, LAWRENCEVILLE, GEORGIA, ACCORDING TO THE PRESENT SYSTEM OF NUMBRING 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 poying the same and all expenses of this sale, as provided in the Security Deed and by law, including aftorneys fees (notice of intent to collect aftorneys fees having been given). Said property is commonly known as 571 Oak Rd, Lawrenceville, GA 30044-5106 together withing a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the sublect property is (are): Daniel Sullivan or tenant or tenants.

livan or tenant or ten-ants.
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.

mortgage.
PHH Mortgage Corporation 1661 Worthington Rd
Suite 100 West Palm
Beach, FL 33409 (800)
750-2518

tion of the property, and (e) any assessments, liens, encumbrances,

be provided until final confirmation and audit of the status of the loan as provided immediately

above. Wells Fargo Bank, Na-tional Association as

Lakeview Loan Servicing, LLC as Attorney in Fact for Daniel Neal Barfield, III, Danny Neal Barfield, J and Teresa Hardin Barfield McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road 20:47 Page 2 Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A A certain tract or parcel beach, FL 3340Y (6007)
750-2518
Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property EXHIBIT A
A certain tract or parcel
of land in Gwinnett County, in the State of Georgia, described as follows:
All that tract or parcel of
land lying and being on
Land Lot 135 of the 6th
Land District, Gwinnett
County,
Georgia, being in the
City of Lilburn, and being Lot 2, Block
"A" Unit 1 of
Askew Estates, particularly described according against the property whether due and payable whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property and

Aquot; A" Unit 1 of Askew Estates, particularly described according to plat and survey of Askew Estates prepared by Higginbotham & Amp; James, Surveyors, July 5, 1967, as follows: To find the place or point of beginning, begin at the intersection formed by the northerly right of way line of Lula Street with the northwesterly right of way line of Edith Lane, and run thence in the northwesterly direction along the northwesterly direction along the northwesterly of way line of Edith Lane 441.3 feet to an iron pin corner with Lot 1, said Block and Unit, BEING THE PLACE OR POINT OF

(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 9-1372.1, 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 PLACE OR POINT OF BEGINNING; from said beginning point, run thence along Lot 1, said Block and Unit, in a southwesterly direction 160.9 feet to an iron pin corner; thence along other property of Auxeny in a northwesterly direction 130 feet to a iron pin corner; thence along other property of Askew in a northwesterly direction 219.1 feet to an iron pin corner on the northwesterly right of way line of Edith Lane; thence along the southwesterly right of way line of said street in a southeasterly direc-tion 100.5 feet to an iron pin corner common to Lot 1, said Block and Unit, being the place or point of begin-

Trustee for Option One Mortgage Loan Trust 2007-1, Asset-Backed Certificates, Series 2007-1 as agent and Attorney in Fact for Daniel Sullivan and Patricia Sullivan Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1017-6097A
THIS LAW FIRM MAY BE ACTING AS A DEBT Subject to protective covenants particularly set forth on the above referred to plat.

Property Address (for Informational Purposes

223 Edith Lane Northwest Lilburn, GA 30047
MR/ca 6/6/23 Our file no. 22-09461GA – FT5
05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023.

THIS LAW FIRM MAY
BE ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. 1017-6097A
05/10/2023, 05/11/2023,
05/24/2023, 05/31/2023. gdp1124 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT GEORGIA, GWINNETT COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Daniel Neal Barfield, III, Danny Neal Barfield, Jr and Teresa Hardin Barfield to Mortgage Electronic Registration Systems, Inc., as granatee, as nominee for

gdp1136 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY NETT COUNTY
Pursuant to the Power of
Sale contained in a Security Deed given by Subrinia Blanchard to Mortgage Electronic Registration Systems, Inc., as
grantee, as nominee for
Decision One Mortgage
Company, LLC its successors and assigns dated Decision One Mortgage Company, LLC its successors and assigns dated 3/24/2006 and recorded in Deed Book 46312 Page 558 Gwinnett County, Georgia records; as last transferred to or acquired by U.S. Bank Trust National Association, not in its individual capacity but solely as trustee for Legacy Mortgage Asset Trust 2021-GS5, conveying the after-described property to secure a Note in the original principal amount of \$250,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other rare as designated by door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on June 6, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

ady of Sala month, The following described property:

All that tract or parcel of land lying and being in Land Lot 35 of the 5th District, Gwinnett County, Georgia being Lot 7, Block A, Fall Creek, Unit 1 The Landing (F.K.A. Pate Road S/D), as per plat recorded in Plat Book 83, Page 159, Gwinnett County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as an other passible up on the page 1 in the

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 of intent to collect attorneys fees having been given).

Said property is commonly known as 2255 Village Centre Drive, Deanville, GA 30052 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): Subrinia Blanchard or tenant or erty is (are): Subrinia Blanchard or tenant or

Blanchard 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.
Fay Servicing, LLC P.O. Box 814609 Dallas, TX 75381-4609 1-800-495-7166 Note, however, that such entity or individual is not

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

paid water or sewage bills that constitute a lieu against the property whether due and payable or not yet due and payable or not the property, and (e) any assessments, liens, encumbrances, 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 9-1372.1, 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 untill final confirmation and audit of the status of the loan as provided immediately above. U.S. Bank Trust National Association, not in its individual capacity but solely as trustee for Legacy Mortagae Asset Trust 2021-GS5 as agent and Attorney in Fact for Subrinia Blanchard Aldridge Pite, LLP, Six piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1216-2993A.
THIS LAW FIRM MAY BE ACTING AS A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PUR-POSE, 1217-2923, 457172023, 45717

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

GPN11

gdp1154

NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Vilma Carmelita Buntyng to New Century Mortgage Corporation, dated September 30,
2004, recorded in Deed tion, dated September 30, 2004, recorded in Deed Book 40125, Page 154, Gwinnett County, Georgia Records, as last transferred to U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust by as owner trustee for RCF 2
Acquisition Trust by assignment recorded in
Deed Book 60548, Page
214, Gwinnett County,
Georgia Records, conveying the after-described property to secure a Note in the original principal amount of
ONE HUNDRED

SEVENTY-FOUR THOU-SAND THREE HUN-DRED SIXTY AND 0/100 DOLLARS (\$174,360.00), with interest thereon as

9075

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 sole on the first Tuesday in June, 2023, the following described property:

the following described property:
SEE EXHIBIT A ATTACHED HERETO 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 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).

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 taxing authority, any matters which might be disclosed by an accurate ing authority, any mathers which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an " as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust is the holder of the Security Deed to the property in accordance.

Trust 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: Selene Finance, 3501 Olympus Poulbeart 5th Electrical Security 2015 pus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019, 7136252034.

Suite 500, Dallas, TX 75019, 7136252034.
Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.
To the best knowledg and belief of the undersigned, the party in possession of the property is Diana Myrthil or a tenant or tenants and said property is more commonly known as 2268 Shady Maple Trail, Loganville, Georgia 30052. Should a conflict arise between the property address and the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the

mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

deed. U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust as Attorney in Fact for

Vilma Carmelita Bun-tyng McCalla Raymer Leibert Pierce, LLC

Page 2 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-line.net EXHIBIT A All that tract or parcel of land lying and being in Land Lot 34 of the 5th District, Gwinnett Coun-

Land Lot 34 of the stimulation bistrict, Gwinnett County, Georgia, being Lot 304, Block A, Fall Creek Unit V (F.K.A. Pate Road S/D) Subdivision, as per plat recorded in Plat Book 102, Page 285 and 286, Gwinnett County, Georgia Records; which plat is incorporated herein by reference and made a part hereof; together with and subject to all right, title and interest in and to those certain covenants, easements and restrictions contained in Declaration of Covenants, Restrictions and Easements for Fall Creek recorded in Deed Book 19881, Page 241, aforesaid records; as amended from time to amended from time to time. MR/mac 6/6/23 Our file no. 23-11325GA – FT8

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

Gpn11 gdp1165

NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale con-tained in a Security Deed given by Brian D. Gunter and Melinda D. Gunter to Mortgage Electronic Registration Systems, Inc., as nominee for Sun-

Inc., as nominee for Sun-Trust Mortgage, Inc. d/b/a Sun America Mortdh/a Sun America Mortgage, its successors and
assigns, dated October
30, 2003, recorded in
Deed Book 35809, Page
70, Gwinnett County,
Georgia Records, as last
transferred to Citibank,
N.A., as trustee for
CMLTI Asset Trust by
assignment recorded in
Deed Book 60538, Page
332, Gwinnett County,
Georgia Records, conveying the after-described property to secure a Note in the original principal amount of
ONE
HUNDRED
FORTY-FIVE
THOUSAND SIX HUNDRED
AND 0/100
DOLLARS (\$145,600.00),
with interest thereon as

DOLLARS (\$145,600.00), 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

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 when due and in

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).

en).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due

Foreclosures 9075 Foreclosures and payable), the right of redemption of any tax-ing authority, any mat-ters which might be disters 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.

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. Citibank, N.A., as trustee for CMLTI Asset Trust is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full 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: Fay Servicing, LLC, 425 S. Financial Place, Suite 2000, Chicago, IL 60605, 800-495-7166.
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 Brian D. Gunter and Melinda D. Gunter or a denant or tenants and said property is more commonly known as 2330 Battlement Circle, prescribility.

3230 Battlement Circle, Loganville, Georgia 30052. Should a conflict arise between the proparise 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 audit of the state of the loan with the tus of the loan with the holder of the security

holder of the security deed.
Citibank, N.A., as trustee for CMLTI Asset Trust as Attorney in Fact for Brian D. Gunter and Melinda D. Gunter McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road Roswell, GA 30076 14:50

Page 2

14:50
Page 2
www.foreclosurehotline.net
EXHIBITA
All that tract or parcel of
land lying and being in
Land Lot 157 of the 5th
Land District, Gwinnett
County, Georgia, being
known as Lot 10 Block A,
Unit One of Watson Mill
Subdivision, as per plat
recorded in
Plat Book 98, Pages 246250, Gwinnett County,
Georgia records, which
plat is incorporated herein by reference and
made a part hereof.
MR/mac 6/6/23
Our file no. 5160016 - FT1
05/10/2023, 05/17/2023,
05/24/2023, 05/31/2023.

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

Gpn11
gdp1183

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Ronald Simms and Michelle Simms to Taylor, Bean, & Whitaker Mortgage Corp. dated 6/28/2000 and recorded in Deed Book 2088 Page 148 and modified at Deed Book 31441 Page 105. Georgia records; as last transferred to or acquired by PHH Mortgage Corporation S/B/M Ocwen Loan Servicing, LLC, conveying the after-described property to secure a Note in the original principal amount of \$160,278.00, with interest at the rate specified therein, there will be sold by the undersigned of public outcry to the highest bidder for cash before the Courthous 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 within the legal hours of sale on June 6, 2023 (be-ing the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednes-day of said month), the following described prop-

following described property:
ALL THAT TRACT OR
PARCEL OF LAND LY.
ING AND BEING IN
LAND LOT 44 OF THE
STH DISTRICT OF
GWINNETT COUNTY,
GEORGIA, BEING LOT
5, BLOCK B, UNIT ONE,
DEER OAKS SUBDIVISION, AS PER PLAT
RECORDED IN PLAT
RECORDED IN PLAT
BOOK 39, PAGE 253,
GWINNETT COUNTY,
GEORGIA RECORDS,
WHICH PLAT IS REFERRED TO AND
MADE A PART OF THIS
DESCRIPTION.
The debt secured by said The debt secured by said Security Deed has been

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 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 651 Deer Oaks Drive, Lawrenceville, GA 30044 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best

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): Ronald Simms and Michelle Simms or tenant or ten-ants.

ants.
PHH Mortgage Corporation is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
PHH Mortgage Corporation 1661 Worthington Rd
Suite 100 West Palm
Beach, FL 33409 (800)
750-2518

Note, however, that such 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 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