75 Foreclosu	res 907	5 Foreclosures	9075	Foreclosures	9075	Foreclosures	9075	Foreclosures	9075	Foreclosures	9075	Foreclosures	9075	Foreclosures	9075	Foreclosure
ven by Stan J Mar	tin and	d payable), the right	Bank of	f America Home		Gpn11	boing	the first Wednes-	proporty	attached to and	any matter	s which might	door of	Gwinnett County,	but not li	mited to, thos
nd Drusilla Martin	to of	redemption of any tax-	Loan A	Assistance Dept.		gdp2032		of said month), the	constituti	ing a part of	be disclose	d by an accu-		(or such other	superior t	to the Securi
R Block Mortgo	ige ing	authority, any mat-	7105 C	Corporate Drive	NOTICE	OF SALE UN-	follow	ing described prop-		ing a part of perty, if any. To	rate surve	y and inspec-	area a	s designated by	Deed first	set out abov
rporation, dated J		s which might be dis-		TX 75024 (800)		OWER, GWIN-	erty:	THAT TRACT OR	the best	knowledge and the undersigned,		property, and		of the Superior		erty will be so
2003, recorded ed Book 34167, Pc		sed by an accurate	669-6650	owever, that such	NETT CO	to the Power of	PARC	CEL OF LAND LY-	the parts	(or parties) in		assessments, encumbrances,		of said county), the legal hours of		 -is" basis wi representation
Gwinnett Coun	ty, the	property, any assess-	entity or	r individual is not		ained in a Secu-	ING	AND BEING IN		n of the subject	zoning or	dinances, re-	sale on	July 5, 2023 (be- first Tuesday of		or recoul
orgia Records, as l	ast me	ents, liens, encum-	required	d by law to nego-	rity Deed	given by Hum-	LAND	D LOT 5 OF THE	property	is (are): Daniel	strictions,	covenants, and			against th	e above-nam
unsferred to U.S. Bo ust National Assoc	nk bro	nces, zoning ordi- nces, restrictions,	tiate, a	mend or modify ns of the loan.		drade_De_Leon	7TH	DISTRICT, GWIN-		rds or tenant or	matters of	record superi- Security Deed	said m	onth unless said Ils on a Federal	or the und	
n, not in its individ		nces, restrictions, venants, and any mat-	Said pro	operty will be sold	to Morte Registrat	age Electronic ion Systems,	GIA.	COUNTY, GEOR- BEING KNOWN	tenants. PHH Ma	rtgage Corpora-	first set ou	t above.	Holiday	, in which case		Trust Nation n, not in its
pacity but solely	as ter	s of record including,	subject	to: (a) any out-	Inc., as g	rantee, as nomi-	AND	DESIGNATED AS	tion is th	e entity or indi-	The sale w	ill be conduct-	being t	he first Wednes-	dividual	capacity
ner trustee for RCF	2 but	not limited to, those	standing	ad valorem tax-	nee for \	/anderbilt Mort-	LOT GWYI	2, BLOCK C, NAY FOREST,	vidual o	designated who /e full authority	ed subject	to (1) confir-	day of	said month), the	solely as	owner trus 2 Acquisit
inment recorded		erior to the Security ed first set out above.		iding taxes which ien, but not yet	gage and	d Finance, Inc. erton Mortgage,	UNIT			ate, amend and		ited under the	erty:	g described prop-		ne holder of
eed Book 60529, Po	ige Sai	d property will be sold	due and	payable), (b) un-		essors and as-	PLAT	RECORDED IN	modify c	all terms of the	U.S. Bank	ruptcy Code;	ALL TI	HAT TRACT OR	Security	Deed to
Gwinnett Coun	ty, on	an "as-is" basis with-	paid w	ater or sewage	signs. do	ted 5/9/2019 and	PLAT	BOOK 93, PAGE	mortgage	e	and (2) fi	nal confirma-	PARCE	L OF LAND LY-	property	in accorda
eorgia Records, c ving the after-	001-001	any representation,	against	the property	recorded	in Deed Book	293, C	GWINNETT COUN- GEORGIA	PHH M0 tion 1661	rtgage Corpora- Worthington Rd		udit of the sta- loan with the		ND BEING IN	The entity	A§44-14-162.: v that has t
ribed property to		ainst the above-named		due and payable	County, (ge 557 Gwinnett Georgia records;	RECC	ORDS, WHICH		0 West Palm		the Security		ISTRICT, GWIN-		to negotio
re a Note in the ori	gi- or	the undersigned.	or not	yet due and	as last t	ansferred to or	PLAT	IS INCORPORAT-	Beach,	FL 33409 (800)	Deed. F	Pursuant to	NETT (COUNTY, GEOR-	amend, a	ind modify
I principal amount NE HUNDRI		stBank is the holder		and which may	acquired	by PENNY-		HEREIN BY REF-	750-2518	wavar that aval		Section 9-13-		BEING LOT 8 ,		the mortge
NE HUNDRI WELVE THOUSAI	SD 01	the Security Deed to property in accor-	right of	of record, (c) the f redemption of		AN SERVICES, nveying the af-	PART	NCE AND MADE A THEREOF.	entity or	wever, that such individual is not	certain p	ch allows for rocedures re-	SUBDIN	A, WOODFALL /ISION, UNIT	lene Finar	debtor is: nce, 3501 Oly
VE HUNDRED A	VD dar	nce with OCGA § 44-14-	any taxi	ing authority, (d)		ibed property to	The d	lebt secured by said	required	by law to nego-	garding th	e rescission of	TWO,	AS PER PLAT	pus Boulev	vard, 5th Flo
DOLLA	RS 162	.2.		tters which might	secure a	Note in the orig-	Secur	ity Deed has been	tiate, an	nend or modify	iudicial ar	d non-judicial	THERE	OF RECORDED	Suite 500	, Dallas,
112,500.00), with int t thereon as set fo	er- ind	e entity that has full thority to negotiate,		osed by an accu- rvey and inspec-		cipal amount of 0, with interest		is hereby declared because of, among	Said pror	s of the loan. perty will be sold	Georgia th	the State of ne Deed Under	IN PL PAGE	AT BOOK 75, 294, GWINNETT	75019, 7136 Note, how	ever, that s
erein, there will		end, and modify all	tion of t	the property, and		rate specified		possible events of	subject t	o: (a) any out-		other foreclo-	COUNT	Y, GEORGIA	entity is r	not required
ld at public outcry		ms of the mortgage	(e) an	ny assessments,	therein,	there will be	defau	It, failure to pay the		ad valorem tax-		nents may not	RECOR	DS, WHICH	law to ne	gotiate, am
e highest bidder sh before the cou		h the debtor is: Spe- llized Loan Servicing	liens,	encumbrances, ordinances, re-		the undersigned	indebt	tedness as and due and in the	es (inclu	ding taxes which en, but not yet		ed until final	RECOR	DED PLAT IS PORATED	or modify the loan.	the terms
use door of Gwinn	ett LL	C, 6200 S. Quebec St.,	striction	is, covenants, and	highest	outcry to the	manne	er provided in the	due and i	payable), (b) un-		of the loan as	HEREI	N BY REFER-	To the b	est knowle
ounty, Georgia, or	at Sui	te 300, Greenwood Vil-	matters	of record superi-	before	the Courthouse	Note	and Security Deed.	paid wa	ter or sewage	provided	immediately	ENCE	AND MADE A	and belief	of the und
ich place as may	be lag an 605	ie, CO 80111, 800-306-		ne Security Deed	door of G	winnett County,		debt remaining in		constitute a lien	above.	dowel Cuodit	PART SCRIPT	OF THIS DE-		e party in p
wfully designated as ternative, within the	le- No	te, however, that such		e will be conduct-		(or such other designated by		It, this sale will be for the purpose of		the property due and payable	Union as	deral Credit agent and At-		of secured by said		the property rthil or a t
al hours of sale on t	he ent	ity is not required by	ed subie	ect to (1) confir-		f the Superior	paying	g the same and all	or not	yet due and	torney in F	act for Danny	Security	/ Deed has been	ant or tei	nants and s
rst Wednesday in Ju	ly, lav	v to negotiate, amend		that the sale is	Court of	said county),		ises of this sale, as		and which may	Coleman			hereby declared		is more co
23, the following ribed property:		modify the terms of		hibited under the ankruptcy Code;	within th	e legal hours of July 5, 2023 (be-	Deed	ded in the Security and by law, includ-	right of	record, (c) the redemption of	Piedmont	Pite, LLP, Six Center, 3525	other n	cause of, among		nown as 2 aple Trail, I
EE EXHIBIT A A	T- To	the best knowledge	and (2)	final confirma-	ing the f	irst Tuesday of	ing at	torneys fees (notice	any taxir	ng authority, (d)	Piedmont	Road, N.E.,	default,	failure to pay the		Georgia 300
ACHED HERETO A	ND and	d belief of the under-	tion and	l audit of the sta-	said mo	nth unless said		ent to collect attor-		ers which might	Suite 700,	Atlanta, Geor-		dness as and	Should a	conflict ar
ADE A PART HER		ned, the party in pos-		he loan with the of the Security	date fall	s on a Federal	neys given)	fees having been		sed by an accu- vey and inspec-	gia 30305, (2049-154A	404) 994-7400.	when o	due and in the provided in the		he property I the legal
he debt secured by s	aid Sho	auwn D Eccleston or a	Deed.	Pursuant to	being th	in which case e first Wednes-		property is com-	tion of th	ne property, and	THIS LAW	/ FIRM MAY	Note an	nd Security Deed.		the legal
curity Deed has be		ant or tenants and	0.C.G.A	. Section 9-13-	day of s	aid month), the		/ known as 628		assessments,	BE ACTIN	G AS A DEBT		bt remaining in	scription v	will control.
d is hereby declaı e because of, ama	ed sai	d property is more mmonly known as 3 568		vhich allows for procedures re-		described prop-	Dovie	Place,	liens,	encumbrances, ordinances, re-	COLLECT	G TO COL-	detault,	this sale will be or the purpose of	The sale v	will be cond
her possible events		ke End Drive, Lo-		the rescission of	erty:	ract or parcel of	togeth	enceville, GA 30045 her with all fixtures	strictions	, covenants, and	LECT A D	EBT. ANY IN-		the same and all	mation th	t (1) to con at the sale
fault, failure to pay	he ga ı	nville, Georgia 30052.	judicial	and non-judicial		g and being in	and pe	ersonal property at-	matters	of record superi-	FORMATI		expense	es of this sale, as	not prohib	pited under
debtedness as a nen due and in t	nd Sho	ould a conflict arise		n the State of	Land La	t 172, 6th Dis-	tacheo	d to and constitut-		e Security Deed out above.		WILL BE R THAT PUR-		d in the Security		kruptcy C
anner provided in	he dre	ween the property ad- ess and the legal de-	Power c	, the Deed Under and other foreclo-		vinnett County, being Lot 11,	tv. if	part of said proper- any. To the best		will be conduct-	POSE. 2049		ing atto	nd by law, includ- rneys fees (notice		final confir
ote and Security De	ed. scr	iption the legal de-	sure doo	cuments may not	Block I	D, Unit Two,	knowl	ledge and belief of	ed subje	ct to (1) confir-	06/07/2023,	06/14/2023,	of inten	t to collect attor-	tus of the	loan with
e debt remaining fault, this sale will		iption will control.	be prov	vided until final ation and audit of	Glenn _, H	lls, as per plat		ndersigned, the par-		hat the sale is ibited under the	06/21/2023, 0	06/28/2023.		ees having been		the secu
ade for the purpose		e sale will be conduct- subject (1) to confir-		us of the loan as	Poge 117	in Plat Book 26, Gwinnett Coun-		r parties) in posses- of the subject prop-	U.S. Ba	nkruptcy Code;	-	pn11	given). Said p	roperty is com-	deed.	Trust Natio
ying the same and	all mo	ition that the sale is	provided			ds, which plat is		is (are): Tania	and (2)	final confirma-		ip2050	monly	known as 5109	Associatio	n, not in its
penses of this sale,		prohibited under the	above.		hereby r	eferred to and		nier or tenant or		audit of the sta-	NOTICE	F SALE UN-		II Dr SW, Lilburn,	dividual	capacity
ovided in the Secur ed and by law, incl		6. Bankruptcy Code d (2) to final confirma-	N A as	OF AMERICA, agent and Attor-		part of this de-	tenant	ts. t Portfolio Servic-		e loan with the of the Security	DER POW		GA 300	47 together with ures and personal	solely as	owner tru 2 Acquisi
attorney's fees (n and audit of the sta-	ney in	Fact for Pershia	known	being property as 5170 Cold		nc. is the entity or	Deed.	Pursuant to		GEORGIA		y attached to and	Trust	Z ACQUISI
e pursuant to O.C.G	.A. tus	of the loan with the	M Wilki	ns	Springs	Drive according	indivi	dual designated	0.C.G.A.		By virtue	T COUNTY of a power of	constitu	iting a part of	as Attorne	y in Fact fo
3-1-11 having been g	iv- hol dee	der of the security	Aldridge	e Pite, LLP, Six	to the pr	esent system of		shall have full au-	172.1, W	hich allows for procedures re-	sale conta	ined in a cer-		operty, if any. To		armelita E
id property will be s	old Fir	stBank	Piedmor	nt Center, 3525 nt Road, N.E.,		g houses in said is more particu-	thorit	y to negotiate, d and modify all		the rescission of	tain secur	ity deed from	belief of	f the undersigned,	tyng McCalla R	Raymer Lei
bject to any outsta	nd- as	Attorney in Fact for	Suite 70	0, Atlanta, Geor-	larly sho	wn on that cer-	terms	of the mortgage.	judicial	and non-judicial		heng to Mort- tronic Regis-	the par	ty (or parties) in ion of the subject	Pierce, LL	_C
ad valorem taxes (auwn D Eccleston		5, (404) 994-7400.	tain plat	of survey pre-	Select	t Portfolio Servic-	sales in	the State of the Deed Under	tration Sys	stems, Inc., as	possessi	ion of the subject	1544 Old A	labama Ro
uding taxes which a lien, but not yet a		Calla Raymer Leibert erce, LLC	1016-5474 THIS L	AW FIRM MAY		McClung Sur-	Depar	nc. Loan Resolution rtment 3217 South	Power n	nd other foreclo-	grantee, a	s nominee for		y is (are): Amina or tenant or ten-	Roswell, G www.fored	
d payable), the rig	pht 154	4 Old Alabama Road	BE ACT	ING AS A DEBT	January	22, 1993.	Decke	er Lake Drive Salt	sure doc	uments may not	Bridgeway	Financial, successors and	ants.		line.net	
redemption of any to	1X- Ro	swell, GA 30076	COLLEC	CTOR AT-	The debt	secured by said	Lake	City, UT 84119 (888)		ided until final	assigns an	d recorded as	Selene F	Finance, LP is the	EXHIBIT	
g authority, any m rs which might be a	ul- WW	/w.foreclosurehot- e.net		DEBT. ANY IN-	Security	Deed has been	818-60 Note	32 however, that such	the statu	tion and audit of s of the loan as	Instrument	No. 0009376 in		or individual des- who shall have	All that tr	act or parce and being
osed by an accur	ate EX	CHIBIT A	FORMA	TION OB-	due beco	nereby declared iuse of, among	entitv	or individual is not	provided	immediately	Deed Book	c 55681, Page		thority to negoti-	Land Lot	34 of the
rvey and inspection	of All	that tract or parcel of	TAINED	D WILL BE	other po	ssible events of	requir	red by law to nego-	above.		103, Gwi records, as	nnett County s last assigned	ate, an	nend and modify	District, (Gwinnett Co
e property, any asse ents, liens, encu		nd lying and being in nd Lot 227 of the 5th		OR THAT PUR-		ailure to pay the	tiate,	amend or modify rms of the loan.	U.S. Ban	k National Asso- as Trustee, suc-	to Matrix	Financial Ser-		ms of the mort-		gia, being
ances, zoning or	di- Dis	stinct of Gwinnett	06/07/202	3, 06/14/2023,	indebtedr when du	iess as and ie and in the		property will be sold	cessor-in	-interest to Wa-	vices Corp	oration by in-	gage. Selene	Finance, LP 3501	Unit V	A, Fall C (F.K.A. I
nces, restrictio	ns, Co	unty, Georgia, being	06/21/202	3, 06/28/2023.	manner	provided in the	subjec	ct to: (a) any out-		ank National As-		recorded at	Olympu	is Blvd 5th Floor,	Road S/D) Subdivi
ants, and any m	at- Lo	1 327, Block D of Shan-				Security Deed.		ing ad valorem tax-	sociation	, as Trustee for		C 390/1, Fuge	Suite .	500 Dallas, TX	as per pl	

The property, any assess-ments, liens, encum-brances, zoning ordi-nances, restrictions, covenants, and any mat-ters of record including, but not limited to, those superior to the Security Deed first set out above. Deed first set out above. Said property will be sold on an "as-is" basis with-out any representation, warranty or recourse against the above-named or the understand

against the above-named or the undersigned. U.S. Bank Trust National Association, not in its in-dividual capacity but solely as owner trustee for RCF 2 Acquisition Trust is the 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: Se-lene Finance, 3501 Olym-pus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019, 7136252034.

Note, however, that such entity is not required by

entity is not required by law to negotiate, amend or modify the terms of the loan. To the best knowledge and belief of the under-signed, the party in pos-session of the property is Stan J Martin or a tenant or tenants and said prop-erty is more commonly known as 1043 Park For-est Dr NW. Lilburn. the property address and the legal description the

the legal description the legal description will control. The sale will be conduct-ed subject (1) to confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirma-tion cudit of the str tion and audit of the sta-tus of the loan with the holder of the security

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

land lying and being in Land Lot 227 of the 5th Distinct of Gwinnett County, Georgia, being Lot 327, Block D of Shan-non Lake Subdivision, Phase I, as per plat recorded in Plat Book 132, pages 255-260, as re-recorded in Plat Book 133, pages 290-295, Gwin-nett County, Georgia Records, which plat is made a part hereof and incorporated herein by reference.

MR/chr 7/5/23 Our file no. 23-11426GA -FT7

ET7 06/07/2023, 06/14/2023, 06/21/2023, 06/28/2023.

GP21/2023, G6/28/2023. Gpn11 gdp2030 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY Pursuant to the Power of Sale contained in a Secu-rity Deed given by Per-shia M Wilkins to Mort-gage Electronic Regis-tration Systems, Inc., as grantee, as nominee for ration Systems, Inc., as grantee, as nominee for BANK OF AMERICA, N.A., its successors and assigns dated 23/2011 and recorded in Deed Book 50552 Page 886 Gwinnett County, Georgia records; as last transferred to or acquired by BANK OF AMERICA, N.A., convey-ing the afterdescribed property to secure a Note in the original prin-cipal amount of

Gen11 gdp2031 STATE OF GEORGIA COUNTY OF GWIN-NETT NOTICE OF SALE UN-DER POWER Pursuant to the power of sale contained in the Se-curity Deed executed by EDDIE D. GILLAM, JR. AND KELLY W. GILLAM to MORTGAGE ELECTRONIC REGIS-TRATION SYSTEMS, INC., AS BENEFICIA-RY, AS NOMINEE FOR MORTGAGE IN-VESTORS CORPORA-TION in the original principal amount of \$299,778.00 dated March 12, 2012 and recorded in Deed Book \$1245, Page 292, Gwinnett County records, said Security Deed being last trans-terred to FREEDOM MORTGAGE CORPORA-TION in Deed Book 5117, Page 793, Gwinnett County records, the un-dersigned will sell at public outcry to the high-set bidder for cash, be-fore the Courthouse door in said County, or at such other place as lawfully dsignated, within the le-gal hours of sale, on July 05, 2023, the property in said Security Deed and described as follows: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 188, OF THE 7TH DISTRICT GWIN-NETT COUNTY, GEORGIA property to secure a Note in the original prin-cipal amount of \$47,625.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on July 5, 2023 (be-ing the first Tuesday of sald month unless said date falls on a Federal Holiday, in which case being the first Wednes-day of said month), the following described prop-erfy:

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 having been given).

siven). Said property is com-monly known as 5170 Cold Springs Nw, Lil-burn, GA 30047 together with all fixtures and per-conductor attached

with all fixtures and per-sonal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the under-signed, the party (or par-ties) in possession of the subject property is (are): Humberto An-drade De Leon or tenant or tenants.

drade De Leon or tenant or tenants. PennyMac Loan Ser-vices, LLC is the entity or individual designated who shall have full au-thority to negotiate, amend and modify all terms of the mortgage. PennyMac Loan Ser-vices, LLC Loss Mitiga-tion 3043 Townsgate Road #200, Westlake Vii-Road #200, Westlake Vil-lage, CA 91361 1-866-549-3583

3583 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 es (including faxes 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

U.S. Bank National Asso-ciation, as Trustee, suc-cessor-in-interest to Wa-chovia Bank National As-sociation, as Trustee for GSMPS Mortgage Loan Trust 2004-3, Mortgage PassThrough Certifi-cates, Series 2004-3 as agent and Attorney in Fact for Daniel R Ed-wards

Gen und Anorney in Fact for Daniel R Ed-wards Aldridge Pite, LLP, Six Piedmont Center, 3325 Piedmont Road, N.E., Suite 700, Atlanta, Geor-gia 30305, (404) 994-7400. 1017-6138A 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. 1017-6138A 06/07/2023, 06/14/2023, 06/21/2023, 06/28/2023.

Gpn11

Gpn11 gdp2040 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY Pursuant to the Power of Sale contained in a Secu-rity Deed given by Dan-ny Coleman to Navy Fed-eral Credit Union Kated 5/6/2017 and recorded in Deed Book 55129 Page 701 Gwinnett County, Georgia records; as last transferred to or ac Georgia records; as last transferred to or ac-quired by Navy Federal Credit Union, conveying the after-described prop-erty to secure a Note in the original principal amount of \$50,000.00, with interest at the rate specified therein, there will be sold by the under-signed at public outcry to the highest bidder for cash before the Court-house door of Gwinnett County, Georgia (or such other area as designated other area as designated by Order of the Superior Court of said county), within the legal hours of sale on July 5, 2023 (be-ing the first Tuesday of

neys fees (notice of in-tent to collect attorneys fees having been given). Said sale will be made subject to the following items which may affect the title to said property: All restrictive covenants, easements and rights-of-way appearing of record, if any; all zoning ordi-nances; matters which would be disclosed by an accurate survey or by an inspection of the proper-ty; all outstanding or un-paid bills and assess-ments for street im-provements, curbing, garbage, water, sewage and public utilities which may be liens upon soid property; and any out-standing taxes, assess-ments and other liens su-perior to the security deed being foreclosed hereby. To the best thowledeard belief of the undersigned, the hereby. To the best knowledge and belief of the undersigned, the above-described property is in the possession of the borrower and/or other persons with the consent and acquiescence of the borrower. Pursuant to O.C.G.A. § 44-14-162.2, the name, ad-dress and telephone num-ber of the person or enti-ty who shall have full au-thority to negotiate, amend, or modify all terms of the above-de-scribed mortgage is as follows: RoundPoint Mortgage Servicing Corporation 446 Wrenplace Road Fort Mill, SC 29715 877-426-8805 AT-426-8805 The foregoing notwith-standing, nothing in O.C.G.A. § 44-14-162.2 shall be construed to re-quire Matrix Financial Services Corporation to negotiate, amend, or modify the terms of the Security Deed described herein. Matrix Financial Ser-vices Corporation as At-torney in Fact for Wen Xi Zheng 877-426-8805 Vices Corporation as Af-torney in Fact for Wen Xi Zheng Attorney Contact: Miller, George & Suggs, PLLC 3000 Langford Road, Building 100 Peachtree Corners, GA 30071 Phone: 404-793-1447 Fax: 404-738-1558 23GA404-0014 THIS COMMUNICATION IS FROM A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PUR-POSE. 06/07/2023, 06/14/2023, 06/21/2023, 06/28/2023.

records, as last assigned to Matrix Financial Ser-vices Corporation by in-strument recorded at Deed Book 5%71, Page 734, Gwinnett County records, given to secure a note in the original amount of \$228,280.00 with interest on the un-paid balance until paid, the following described property will be sold at public outcry to the high-est bidder for cash at the courthouse door of GWINNETT COUNTY, Georgia, or such other location within the legal hours of sale on the first Wednesday in July, 2023, to wit: July 05, 2023, the following described prop-erty: THAT TRACT OD

ange. Selene Finance, LP 3501 Olympus Blvd 5th Floor, Suite 500 Dallas, TX 750191-87-735-3637 Note, however, that such netity or individual is not required by law to nego-tiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any out-standing ad valorem tax-es (including taxes which are a lien, but not yet due and payable), (b) un-paid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an 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 dove. The sale will be conduct-ded subject to (1) confir-mation that the sale is us 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 grocedures re-garding the rescission of iudicial 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 loan as provided until final confirmation and audit of the status of the loan as provided until final confirmation and audit of the status of the loan as provided until final confirmation and audit of to wit: July 05, 2023, the following described prop-erty: ALL THAT TRACT OR PARCEL OF LAND ly-ing and being in Land Lot 138 of the 7th District of Gwinnett County, Georgia, being Lot 1, Block A of Estates at Morgan Commons, as per plat recorded in Plat Book 138, Pages 81-82, Gwinnett County records, which plat is in-corporated herein and made a part hereof by reference. Being real property com-monly known as 2457 Morgan Estate Drive, Buford, GA 30519. The debt secured by the above-referenced securi-ty deed has been de-clared due because of the adclared due because of the adclared due because of the add other pos-sible defaults by the bor-rower or the successor thereto. The debt re-maining 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 in-tent to collect attorneys fees having been given). Said sale will be made

above. MCLP Asset Company, Inc. as agent and Attor-ney in Fact for Amina J

District, Gwinnett Coun-ty, 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 Coun-ty, Georgia Records; which plat is incorporat-ed herein by reference and made a part hereof; together with and subject to all right, title and in-terest in and to those certain covenants, ease-ments and restrictions contained in Declaration of Covenants, Restric-tions and Easements for Fall Creek recorded in Deed Book 19881, Page 241, aforesaid records; asemended from time to

241, atoresaid records; as amended from time to time. MR/iay 7/5/23 Our file no. 23-11325GA -FT8 06/07/2023, 06/14/2023, 06/21/2023, 06/28/2023.

Gpn11

Generation of the second secon

the terms of the load. 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 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, re-strictions, covenants, and matters of record superi-or to the Security Deed first set out above. The sale will be conduct-ded 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 iudicial 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 states of the loan as provided until final confirmation and audit of the status of the loan as provided until final confirmation and audit of hes status of the loan as provided until final

provided immediately above. Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seo-soned Loans Structured Transaction Trust, Series 2019-3 as agent and Attor-ney in Fact for Tania

ney in Fact for Tania Fournier Aldridge Pite, LLP, Six Piedmont Road, N.E., Suite 700, Atlanta, Geor-gia 30305, (404) 994-7400. 1012-15047A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COLL 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. 1012-15047A 06/07/2023, 06/14/2023, 06/14/2023.

Trust as Attorney in Fact for Stan J Martin and Drusil-la Martin McCalla Raymer Leibert

McCalla Raymer Leibert Pierce, LC 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 174 of the 6th District, Gwinnett Coun-ty Coverig being Lot 35 ty, Georgia, being Lot 35, Block B, Unit Four, Park Block B, Unit Four, Park Forest, recorded in Plat Book 23, Page 124, Gwin-nett County, Georgia records, said plat being incorporated herein and made reference hereto. MR/meh 7/5/23 Our file no. 52808606 - F18 06/07/2023 06/14/2023,

06/21/2023, 06/28/2023. Gpn11

Gpn11 gdp2029 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 Shauwn D Ec-cleston to Mortgage Electronic Registration cleston to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Georgia, Inc., its succes-sors and assigns, dated October 31, 2016, record-ed in Deed Book 54702, Page 0820, Gwinnett County, Georgia Records, as last trans-ferred to EirstBank by Records, as last trans-ferred to FirstBank by assignment recorded in Deed Book 60568, Page 869, Gwinnett County, Georgia Records, con-veying the after-de-scribed property to se-cure a Note in the origi-nal principal amount of TWO HUNDRED TWEN-TY-TWO THOUSAND THREE HUNDRED AND 0/100 DOLLARS (\$222,300.00), with inter-TWO HUNDRED TWEN-TY-TWO THOUSAND THREE HUNDRED AND 0/100 DOLLARS (\$222,300.00), with inter-est thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the le-gal hours of sale on the first Wednesday in July, 2023, the following de-scribed property: SEE EXHIBIT A AT-TACHED HERETO AND MADE A PART HERE-OF 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 as and when due and in the

GATE LANE, LAWRENCEVILLE, GA

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-Deed and by law, includ-ing attorney's fees (no-tice pursuant to O.C.G.A. § 13-1-11 having been giv-

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 erty: THAT CERTAIN CON-

COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORAT-ED HEREIN BY REF-ERENCE FOR A MORE COMPLETE DESCRIP-DAMINIUM UNIT LY-ING AND BEING IN LAND LOT 5 OF THE TTH DISTRICT GWIN-NETT COUNTY, GEOR-GIA, AND BEING SHOWN AS UNIT NUM-BORS AT SUGARLOAF CONDOMINIUM ON PLAT RECORDED IN CONDOMINIUM ON PLAT RECORDED IN CONDOMINIUM PLAT BOOK, PAGES 170 THROUGH 172 GWIN-NETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS INCORPORAT-ED HEREIN BY REF-ERENCES AND MADE A PART HEREOF, AND AS SHOWN ON FLOOR PLANS RECORDED AS CONDOMINIUM FLOOR PLANS RECORDED AS CONDOMINIUM FLOOR PLANS RECORDED AS CONDOMINIUM FLOOR PLANS 4441 THROUGH A442, GWINNETT COUN-TY GEORDS, WHICH FOOR PLANS ARE IN-CORPORATED HEREIN BY REFERENCE AND MADE A PART HERE OF, TOGETHER WITH ITS APPURTENANT PRECENTAGE OF UN-DIVIDED INTEREST IN THE COMPONATED HEREIN BY REFERENCE AND MADE A TSURGAR-LOAF CONDOMINIUM, AS SET FORTH AND FROM THE ARBORS AT SURGARLOAF CON-DOMINIUM BY BEAZ-R HOMES CORP, A TENNESSEE CORPORATION, RECORDED IN DEED BOOK 37467, PAGE 247, AFORESAID RECORDS, AS AMEND-ED FROM TIME TO INDED BOOK 37467, PAGE 247, AFORESAID TIME AS PROVIDED HEREIN, SAID UNIT BEING KNOWN AS UNIT 804 IN BUILDING 8 AND HAVING AN AD-DADY

TION. Said property being known as: 1446 CLARE-CASTLE LN BUFORD, GA 30519 To the best of the under-signeds knowledge, the party or parties in pos-session of said property is/are EDDIE D. GILLAM, JR. AND KEL-Y W. GILLAM or tan-LY W. GILLAM or ten-ant(s). The debt secured by said

The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remain-ing in default, this sale will be made for the pur-pose of paying the same and all expenses of sale, including attorneys fees and all expenses of sale, including attorneys fees (notice of intent to col-lect attorneys fees hav-ing been given). Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including

taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of right of redemption of any taxing authority; (3) any taxing authority; (3) any matters which might be disclosed by an accu-rate survey and inspec-tion of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, re-strictions, covenants, and matters of record superi-or to the Security Deed first set out above. Said sale will be conductfirst set out above. Said sale will be conduct-ed subject to the follow-ing: (1) confirmation that the sale is not pro-hibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loar with the bolder the loan with the holder of the Security Deed. The name, address, and

20044. 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 The name, address, and telephone number of the individual or entity who has full authority to ne-gotiate, amend, and mod-ify all terms of the mort-gage is as follows: Freedom Mortgage Cor-poration 951 W Yamato Road, Suite 175 Boca Raton, FL 33431 when due and in the manner provided in the Note and Security Deed. Suite 175 failed for the former former for the former former former for the former for 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 intant to collect attor

to negotiate, amend, or modify the terms of the mortgage. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COL-LECT A DEBT. ANY IN-FORMATION OB-TAINED MAY BE USED FOR THAT PURPOSE. FREEDOM MORTGAGE CORPORATION, as Attorney-in-Fact for EDDIE D. GILLAM, JR. AND KELLY W. GILLAM Robertson, Anschutz, Schneid, Crane & Part-ners, PLLC 13010 Morris Rd. Suite 450 of intent to collect attor-neys fees having been given). Said property is com-monly known as 832 Ar-bor Gate Ln Unit 804, ' awrenceville, GA bor Gate Ln Unit 804, Lawrenceville, GA 300448806 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) Perproperty is (are): Per-shia M Wilkins or tenant shia M Wilkins or tenant or tenants. Bank of America is the entity or individual des-ignated who shall have full authority to negoti-ate, amend and modify all terms of the mort-gage.

Suite 450 Alpharetta, GA 30004 Phone: 470.321.7112 Firm File No. 23-113133 – DaG 06/07/2023. 06/14/2023, 06/21/2023, 06/28/2023

right of redemption of any taxing authority, (d)

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, 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 0.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 loan as provided immediately above. PENNYMAC LOAN

provided Immeuratery above. PENNYMAC LOAN SERVICES, LLC as agent and Attorney in Fact for Humberto An-drade De Leon Aldridge Pite, LLP, Six Piedmont Center, 3325 Piedmont Road, N.E., Suite 700, Atlanta, Geor-gia 30305, (404) 994-7400. 1120-23898A 1120-23898A 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. 1120-23898A 06/07/0703. 06/14/2023. 98A 06/14/2023, 06/07/2023, 06/14 06/21/2023, 06/28/2023.

Gpn11

gdp2035 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY Pursuant to the Power of Sale contained in a Secu-Pursuant to the Power of Sale contained in a Secu-rity Deed given by Tania Fournier to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Opteum Mortgage, a di-vision of Metrocities Mortgage, LLC, its suc-cessors and assigns dat-ed 12/7/2007 and recorded in Deed Book 48492 Page 220 and modified at Deed Book 51689Page 455Gwin-nett County, Georgia records; as last trans-ferred to or acquired by Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Sea-soned Loans Structured Transaction Trust, Series 2019-3, conveying the of-ferdescribed property to secure a Note in the orig-inal principal amount of \$159,900.00, 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 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 July 5, 2023 (be-ing the first Tuesday of said month unless said date fails on a Federal Holiday, in which case

Gpn11 Gpn11 gdp2038 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY Pursuant to the Power of Sale contained in a Secu-rity Deed given by Daniel R Edwards to Mortgage Electronic Registration Systems, Inc., as grantee, as nomi-nee for Taylor, Bean, & Whitaker Mortgage nec, for Taylor, Bean, & Whitaker Mortgage Corp., its successors and assigns dated 12/18/2000 and recorded in Deed Book 21963 Page 123 and modified at Deed Book 59933 Page 329 Gwinnett County, Georgia records; as last transferred to or acquired by U.S. Bank National Association, as Trustee, successor-in-in-terest to Wachovia Bank National Association, as Trustee, successor-in-in-terest to Wachovia Bank National Association, as Trustee for GSMPS Mortgage Loan Trust 2004-3, Mortgage Pass-Through Certificates, Se-ries 2004-3, conveying the difter-described property to secure a Note in the original principal amount of \$117,093.00, with inter-est at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sole on July 5, 2023 (be-ing the first Tuesday of said month unless said

said month unless said date falls on a Federal Holiday, in which case being the first Wednes-day of said month), the following described property: All that tract or parcel of land lying and Being in Land Lot 100 of the 6th District, Gwinnett Coun-District, Gwinnett Coun-try, Georgia, Being Lot 13, Block A, Unit I, Cherokee West Subdivi-sion, as per Plat Record-ed in Plat Book 2, Page 222, Gwinnett County, Georgia Records, which Plat is Incorporated herein and made a Part hereof.

The debt secured by said Security Deed has been The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, includ-ing attorneys fees (notice of intent to collect attor-neys fees having been given). Said property is com-monly known as 4872 Ar-rowhead Trail, Lilburn, GA 30047 together with all fixtures and personal

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-orty:

ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 87 OF THE STH DISTRICT, OF GWINNETT COUNTY, GEORGIA, BEING LOT 108, BLOCK B OF NORTHFORKE PLAN-TATION, UNIT SIX, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 73, PAGE 248, GWINNETT COUNTY, GEORGIA, RECORDS, WHICH PLAT IS INCOR-PORATED HEREIN AND MADE A PART WHICH PLAT IS INCOR-PORATED HEREIN AND MADE A PART HEREOF BY REFER-ENCE FOR A MORE DETAILED DESCRIP-TION: PPN R5087 243 DANNY COLEMAN 1423 STRATFORD HALL COURT, GRAYSON GA 30017 THE PROPERTY IS LOCATED IN GWIN-NETT COUNTY AT 1423 STRATFORD HALL COURT, GRAYSON, GEORGIA 30017-2923. SALE IS SUBJECT TO SECURITY DEED RECORDED 1/29/2016 AT BOOK 54071 PAGE 00899. The debt secured by said RECORDED 12/2/2/16 AT BOOK 54071 PAGE 00899. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, includ-ing attorneys fees (notice of intent to collect attor-neys fees having been given). Said property is com-monly known as 1423

monly known as Stratford Hall C 1423 Stratford Hall Court, Grayson, GA 30017-2923 together with all fixtures and personal property at 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): Danny Coleman or tenant or tenants.

Gpn11

default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, includ-ing attorney's fees (no. fice purpount to 0.C.G.A. § 13-11 having been giv-en). Gpn11 gdp2083 NOTICE OF SALE UN-DER POWER, GWIN-NETTCOUNTY Pursuant to the Power of Sale contained in a Secu-rity Deed given by Ami-na J Isom to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Milend, INC its succes-sors and assigns date [J0/22/2018 and recorded in sors and assigns dated 10/22/2018 and recorded in Deed Book 56254 Page 00622 Gwinnett County Georgia records; as last transferred to or ac-quired by MCLP Asset Company, Inc., convey-ing the after-described property to secure a Note in the original prin-cipal amount of Note in the original prin-cipal amount of \$391,490.00, 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

Isom Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Geor-gia 30305, (404) 994-7400. 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 cale on luby 5 2023 (be 1078-239A THIS LAW FIRM MAY

within the legal hours of sale on July 5, 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: THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. 1078-239A 06/07/2023, 06/14/2023, 06/21/2023, 06/2023. erty: All that tract or parcel of land lying and being in Land Lot 113 of the 7th District, Gwinnett Coun-

Gpn11

District, Gwinneft Coun-ty, Georgia, and being identified and depicted as Unit 33, Building F, The Villages at Huntcrest Condominium, together with all right, fi-tle and interest in the unit and the appurte-nances thereto under that certain Declaration gdp2084 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 Vilma Carmeli-ta Buntyng to New Cen-tury Mortgage Corpora-tion, dated September 30, 2004, recorded in Deed Book 40125, Page 154, Gwinnett County, Geor-gia Records, as last transferred to U.S. Bank Trust National Associa-tion, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust by as-signment recorded in Deed Book 60548, Page 214, Gwinnett County, Georgia Records, cost Control and the sole of Net HUNDRED SEV-Centra Note in the origi-nal principal amount of ONE HUNDRED SEV-ENTY-FOUR THOU-SAND THREE HUN-DRED SIXTY AND 0100 DOLLARS (\$174,360.00), with interest thereon as set forth therein, there will be sold at public out-cry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the le-gal hours of sale on the first Wednesday in July, 2023, the following de-2023, the following de-scribed property: SEE EXHIBIT A AT-TACHED HERETO AND MADE A PART HERE-OF

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

unit and the appurte-nances thereto under that certain Declaration of Condominium record-ed December 15, 2003, in Deed Book 36359, page 226, et seq., Gwinnett County records, (said Declaration, together with all exhibits thereto and as may be amended from time to time, being hereinafter referred to as the "Declaration"); The interest hereby con-veyed includes, without veyed includes, without limiting the generality of limiting the generality of the foregoing, an equal undivided percentage in-terest in the common ele-ments of The Villages at Huntcrest Condominium. 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, includ-ing attorneys fees (notice of intent to collect attor-neys fees having been

of intent to collect attor-neys fees having been given). Said property is com-monly known as 2388 Strand Avenue Unit 33, Lawrenceville, GA 30043 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-ty (or parties) in posses-sion of the subject prop-erty is (are): Ingrid L Huff or tenant or ten-ants.

Arrive ants. Gregory Funding LLC is the entity or individual designated who shall have full authority to ne-gotiate, amend and modi-fy all terms of the mort-

fy all terms of the mort-gage. Gregory Funding PL Box 230579 Tigard OR 97281 866-712-5698 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 is 13-1-11 having been given). Said property will be sold subject to any outstand-ling 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, 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

Coleman or tenant or fenants. Navy Federal Credit Union is the entity or in-dividual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. Navy Federal Credit Union Navy Federal Credit Union 820 Fedin Lane Vienna, VA 22180-4907 (888) 503-7102 Note, however, that such entity or individual is not required by law to nego-tide, amend or modify the terms of the loan. Said property will be sold subject to: (a) any out-standing ad valorem tax-es (including taxes which are a lien, but not yet due and payable), (b) un-paid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d)