

9075 Foreclosures

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 rate 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. Said 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, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. U.S. Bank Trust Company, National Association, 1544 Old Alabama Road, Suite 700, Atlanta, Georgia 30305, (404) 994-7400, 1144-4474. THIS LAW FIRM MAY BE ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1144-4474. 06/07/2023, 06/14/2023, 06/21/2023, 06/28/2023.

Gpn11 gdp2092

STATE OF GEORGIA COUNTY OF WINNETT NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by STEPHEN PAUL PALUSZAK AND NAOOK PALUSZAK TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR MID AMERICA MORTGAGE, LLC in the original principal amount of \$412,886.00 dated January 26, 2021 and recorded in Deed Book 58639, Page 224, Gwinnett County records, said Security Deed being last transferred to LOANCARE, LLC in Deed Book 59521, Page 477, Gwinnett County records, the undersigned will sell at public outcry for cash before the court-house door of Gwinnett County, Georgia, or at such other place as lawfully designated, within the legal hours of sale, on July 05, 2023, the property in said Security Deed is hereby described as follows: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 5TH DISTRICT, WINNETT COUNTY, GEORGIA, BEING LOT 36, BLOCK A, KNOLLWOOD LAKES SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 83, PAGE 228, AND RECORDED IN PLAT BOOK 102, PAGE 94, WINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION. BEING THE SAME PROPERTY AS TRANSFERRED BY DEED DATED 11/21/2009, RECORDED IN DEED BOOK 107, PAGE 22, FROM DINESH MATHOTH AND MALINI CHATHOT, TO STEPHEN PAUL PALUSZAK AND NAOOK PALUSZAK AS JOINT TENANTS WITH SURVIVORSHIP AND NOT AS TENANTS IN COMMON, AND UPON THEIR JOINT LIVES, AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM, IN SEVERAL, S.M.T.E. 49805, PAGE 385. Said property being known as: 1242 HIDDEN HILL, WILSON, GA 30045. To the best of the undersigned's knowledge, the party or parties in possession of the property are: STEPHEN PAUL PALUSZAK AND NAOOK PALUSZAK or tenant(s). The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default on the date of this sale will be made for the purpose of paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees having been given).

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes which are a lien, whether or not yet due and payable; (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate rate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) final confirmation 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, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. U.S. Bank Trust Company, National Association, 1544 Old Alabama Road, Suite 700, Atlanta, Georgia 30305, (404) 994-7400, 1144-4474. THIS LAW FIRM MAY BE ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1144-4474. 06/07/2023, 06/14/2023, 06/21/2023, 06/28/2023.

Gpn11 gdp2103

NOTICE OF SALE UNDER POWER GEORGIA, WINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Brad Platt to Wachovia Bank, National Association, dated October 24, 2005, recorded in Deed Book 45209, Page 176, Gwinnett County, Georgia records, conveying the after-described property to secure a Note in the original principal amount of \$244,200.00, with interest 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 other place as may be lawfully designated as an alternative, within the legal hours of sale on the first Wednesday in July, 2023, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default on the date of this sale will be made for the purpose of paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees having been given).

Gpn11 gdp2103

NOTICE OF SALE UNDER POWER GEORGIA, WINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Brad Platt to Wachovia Bank, National Association, dated October 24, 2005, recorded in Deed Book 45209, Page 176, Gwinnett County, Georgia records, conveying the after-described property to secure a Note in the original principal amount of \$244,200.00, with interest 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 other place as may be lawfully designated as an alternative, within the legal hours of sale on the first Wednesday in July, 2023, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default on the date of this sale will be made for the purpose of paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees having been given).

9075 Foreclosures

Suite 450 Alphareta, GA 30004 Phone: 470.321.7112 Firm File No. 22-063469 - DOG 06/07/2023, 06/14/2023, 06/21/2023, 06/28/2023. Gpn11 gdp2093 NOTICE OF SALE UNDER POWER GEORGIA, WINNETT COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by WMC Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Nationstar Mortgage LLC by assignment recorded in the Office of the Clerk Superior Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of SEVENTY-SIX THOUSAND THREE HUNDRED TWELVE AND 00/100 DOLLARS (\$76,312.00), with interest 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 other place as may be lawfully designated as an alternative, within the legal hours of sale on the first Wednesday in July, 2023, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default on the date of this sale will be made for the purpose of paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees having been given).

Gpn11 gdp2092

STATE OF GEORGIA COUNTY OF WINNETT NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by STEPHEN PAUL PALUSZAK AND NAOOK PALUSZAK TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR MID AMERICA MORTGAGE, LLC in the original principal amount of \$412,886.00 dated January 26, 2021 and recorded in Deed Book 58639, Page 224, Gwinnett County records, said Security Deed being last transferred to LOANCARE, LLC in Deed Book 59521, Page 477, Gwinnett County records, the undersigned will sell at public outcry for cash before the court-house door of Gwinnett County, Georgia, or at such other place as lawfully designated, within the legal hours of sale, on July 05, 2023, the property in said Security Deed is hereby described as follows: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 5TH DISTRICT, WINNETT COUNTY, GEORGIA, BEING LOT 36, BLOCK A, KNOLLWOOD LAKES SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 83, PAGE 228, AND RECORDED IN PLAT BOOK 102, PAGE 94, WINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION. BEING THE SAME PROPERTY AS TRANSFERRED BY DEED DATED 11/21/2009, RECORDED IN DEED BOOK 107, PAGE 22, FROM DINESH MATHOTH AND MALINI CHATHOT, TO STEPHEN PAUL PALUSZAK AND NAOOK PALUSZAK AS JOINT TENANTS WITH SURVIVORSHIP AND NOT AS TENANTS IN COMMON, AND UPON THEIR JOINT LIVES, AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM, IN SEVERAL, S.M.T.E. 49805, PAGE 385. Said property being known as: 1242 HIDDEN HILL, WILSON, GA 30045. To the best of the undersigned's knowledge, the party or parties in possession of the property are: STEPHEN PAUL PALUSZAK AND NAOOK PALUSZAK or tenant(s). The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default on the date of this sale will be made for the purpose of paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees having been given).

Gpn11 gdp2104

STATE OF GEORGIA COUNTY OF WINNETT NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by JAMES JACKSON TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS GRANTEE, AS NOMINEE FOR HOME AMERICA MORTGAGE, INC. in the original principal amount of \$125,085.00 dated January 12, 2004 and recorded in Deed Book 36868, Page 250, Gwinnett County records, said Security Deed being last transferred to ELENE FINANCE LP in Deed Book 53336, Page 793, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Court-house door in said County, or at such other place as lawfully designated within the legal hours of sale, on July 05, 2023, the property in said Security Deed and described as follows: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 34 OF THE 6TH DISTRICT, WINNETT COUNTY, GEORGIA, BEING LOT 53, BLOCK C, QUAIL HOLLOW EAST SUBDIVISION, UNIT THREE, AS PER PLAT RECORDED IN PLAT BOOK 46, PAGE 60, WINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN AND MADE REFERENCE HERETO. Said property being known as: 898 CORDITE LOOP SNELLVILLE, GA 30039. To the best of the undersigned's knowledge, the party or parties in possession of the property is/are JAMES JACKSON or tenant(s). The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees having been given).

Gpn11 gdp2103

NOTICE OF SALE UNDER POWER GEORGIA, WINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Brad Platt to Wachovia Bank, National Association, dated October 24, 2005, recorded in Deed Book 45209, Page 176, Gwinnett County, Georgia records, conveying the after-described property to secure a Note in the original principal amount of \$244,200.00, with interest 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 other place as may be lawfully designated as an alternative, within the legal hours of sale on the first Wednesday in July, 2023, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default on the date of this sale will be made for the purpose of paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees having been given).

Gpn11 gdp2103

NOTICE OF SALE UNDER POWER GEORGIA, WINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Brad Platt to Wachovia Bank, National Association, dated October 24, 2005, recorded in Deed Book 45209, Page 176, Gwinnett County, Georgia records, conveying the after-described property to secure a Note in the original principal amount of \$244,200.00, with interest 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 other place as may be lawfully designated as an alternative, within the legal hours of sale on the first Wednesday in July, 2023, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default on the date of this sale will be made for the purpose of paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees having been given).

9075 Foreclosures

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

Gpn11 gdp2105

STATE OF GEORGIA COUNTY OF WINNETT NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by JAMES JACKSON TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS GRANTEE, AS NOMINEE FOR HOME AMERICA MORTGAGE, INC. in the original principal amount of \$125,085.00 dated January 12, 2004 and recorded in Deed Book 36868, Page 250, Gwinnett County records, said Security Deed being last transferred to ELENE FINANCE LP in Deed Book 53336, Page 793, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Court-house door in said County, or at such other place as lawfully designated within the legal hours of sale, on July 05, 2023, the property in said Security Deed and described as follows: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 34 OF THE 5TH DISTRICT OF WINNETT COUNTY, GEORGIA AND BEING LOT 33 BLOCK A OF BERRY SPRINGS SUBDIVISION, UNIT TWO, AS PER PLAT BOOK 70, PAGE 154 OF WINNETT COUNTY RECORDS. SUBJECT TO THAT CERTAIN SECURITY DEED FROM ANDREA J. CLAYTON TO FREDY LAYTON TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR HOME AMERICA MORTGAGE, INC. DATED NOVEMBER 14, 2006, RECORDED IN DEED BOOK 47307, PAGE 812, WINNETT COUNTY, GEORGIA RECORDS. Our file no. 22-10335GA - FT17 06/07/2023, 06/14/2023, 06/21/2023, 06/28/2023.

Gpn11 gdp2104

STATE OF GEORGIA COUNTY OF WINNETT NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by JAMES JACKSON TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS GRANTEE, AS NOMINEE FOR HOME AMERICA MORTGAGE, INC. in the original principal amount of \$125,085.00 dated January 12, 2004 and recorded in Deed Book 36868, Page 250, Gwinnett County records, said Security Deed being last transferred to ELENE FINANCE LP in Deed Book 53336, Page 793, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Court-house door in said County, or at such other place as lawfully designated within the legal hours of sale, on July 05, 2023, the property in said Security Deed and described as follows: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 34 OF THE 5TH DISTRICT OF WINNETT COUNTY, GEORGIA AND BEING LOT 33 BLOCK A OF BERRY SPRINGS SUBDIVISION, UNIT TWO, AS PER PLAT BOOK 70, PAGE 154 OF WINNETT COUNTY RECORDS. SUBJECT TO THAT CERTAIN SECURITY DEED FROM ANDREA J. CLAYTON TO FREDY LAYTON TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR HOME AMERICA MORTGAGE, INC. DATED NOVEMBER 14, 2006, RECORDED IN DEED BOOK 47307, PAGE 812, WINNETT COUNTY, GEORGIA RECORDS. Our file no. 22-10335GA - FT17 06/07/2023, 06/14/2023, 06/21/2023, 06/28/2023.

Gpn11 gdp2107

STATE OF GEORGIA COUNTY OF WINNETT NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by VIRINI JACKSON TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS GRANTEE, AS NOMINEE FOR UNITEED WHOLESALE MORTGAGE in the original principal amount of \$92,150.00 dated December 14, 2018 and recorded in Deed Book 56354, Page 568, Gwinnett County records, said Security Deed being last transferred to LORRAINE STAR MORTGAGE LLC in Deed Book 60595, Page 250, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Court-house door in said County, or at such other place as lawfully designated within the legal hours of sale, on July 05, 2023, the property in said Security Deed and described as follows: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 145 OF THE 5TH DISTRICT OF WINNETT COUNTY, GEORGIA, THE WHOLE OF SUCH PART OF THESE LANDS DESCRIBED AND SUBJECTED TO THE COMMON FORM OF OWNERSHIP UNDER PROVISIONS OF THE DECLARATION AND AGREEMENT OF OWNERSHIP ACT BY DECLARATION OF NORTHDALDA CONDOMINIUMS, IN SUCH PERCENTAGE AS SHOWN IN THE FORESAID DECLARATION OR A RECORDED AMENDMENT THEREOF AND IN THE MASTER PLAN DATED MARCH 5, 1973 (LATEST REVISION MAY 5, 1973) AND RECORDED OR CONDOMINIUM PLAT

Gpn11 gdp2106

NOTICE OF SALE UNDER POWER GEORGIA, WINNETT COUNTY

Pursuant to the power of sale contained in the Security Deed executed by VIRINI JACKSON TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS GRANTEE, AS NOMINEE FOR UNITEED WHOLESALE MORTGAGE in the original principal amount of \$92,150.00 dated December 14, 2018 and recorded in Deed Book 56354, Page 568, Gwinnett County records, said Security Deed being last transferred to LORRAINE STAR MORTGAGE LLC in Deed Book 60595, Page 250, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Court-house door in said County, or at such other place as lawfully designated within the legal hours of sale, on July 05, 2023, the property in said Security Deed and described as follows: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 145 OF THE 5TH DISTRICT OF WINNETT COUNTY, GEORGIA, THE WHOLE OF SUCH PART OF THESE LANDS DESCRIBED AND SUBJECTED TO THE COMMON FORM OF OWNERSHIP UNDER PROVISIONS OF THE DECLARATION AND AGREEMENT OF OWNERSHIP ACT BY DECLARATION OF NORTHDALDA CONDOMINIUMS, IN SUCH PERCENTAGE AS SHOWN IN THE FORESAID DECLARATION OR A RECORDED AMENDMENT THEREOF AND IN THE MASTER PLAN DATED MARCH 5, 1973 (LATEST REVISION MAY 5, 1973) AND RECORDED OR CONDOMINIUM PLAT

9075 Foreclosures

(2) final confirmation and audit of the status of the loan with the holder of the Security Deed. The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows: Selene Finance LP 501 Olympus Boulevard, 5th Floor, Suite 500 Dallas, TX 75019 877-768-7859. Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF. 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 and when due and in the manner provided in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees having been given).

Gpn11 gdp2107

STATE OF GEORGIA COUNTY OF WINNETT NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by VIRINI JACKSON TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS GRANTEE, AS NOMINEE FOR UNITEED WHOLESALE MORTGAGE in the original principal amount of \$92,150.00 dated December 14, 2018 and recorded in Deed Book 56354, Page 568, Gwinnett County records, said Security Deed being last transferred to LORRAINE STAR MORTGAGE LLC in Deed Book 60595, Page 250, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Court-house door in said County, or at such other place as lawfully designated within the legal hours of sale, on July 05, 2023, the property in said Security Deed and described as follows: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 145 OF THE 5TH DISTRICT OF WINNETT COUNTY, GEORGIA, THE WHOLE OF SUCH PART OF THESE LANDS DESCRIBED AND SUBJECTED TO THE COMMON FORM OF OWNERSHIP UNDER PROVISIONS OF THE DECLARATION AND AGREEMENT OF OWNERSHIP ACT BY DECLARATION OF NORTHDALDA CONDOMINIUMS, IN SUCH PERCENTAGE AS SHOWN IN THE FORESAID DECLARATION OR A RECORDED AMENDMENT THEREOF AND IN THE MASTER PLAN DATED MARCH 5, 1973 (LATEST REVISION MAY 5, 1973) AND RECORDED OR CONDOMINIUM PLAT

Gpn11 gdp2107

STATE OF GEORGIA COUNTY OF WINNETT NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by VIRINI JACKSON TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS GRANTEE, AS NOMINEE FOR UNITEED WHOLESALE MORTGAGE in the original principal amount of \$92,150.00 dated December 14, 2018 and recorded in Deed Book 56354, Page 568, Gwinnett County records, said Security Deed being last transferred to LORRAINE STAR MORTGAGE LLC in Deed Book 60595, Page 250, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Court-house door in said County, or at such other place as lawfully designated within the legal hours of sale, on July 05, 2023, the property in said Security Deed and described as follows: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 145 OF THE 5TH DISTRICT OF WINNETT COUNTY, GEORGIA, THE WHOLE OF SUCH PART OF THESE LANDS DESCRIBED AND SUBJECTED TO THE COMMON FORM OF OWNERSHIP UNDER PROVISIONS OF THE DECLARATION AND AGREEMENT OF OWNERSHIP ACT BY DECLARATION OF NORTHDALDA CONDOMINIUMS, IN SUCH PERCENTAGE AS SHOWN IN THE FORESAID DECLARATION OR A RECORDED AMENDMENT THEREOF AND IN THE MASTER PLAN DATED MARCH 5, 1973 (LATEST REVISION MAY 5, 1973) AND RECORDED OR CONDOMINIUM PLAT

Gpn11 gdp2107

STATE OF GEORGIA COUNTY OF WINNETT NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by VIRINI JACKSON TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS GRANTEE, AS NOMINEE FOR UNITEED WHOLESALE MORTGAGE in the original principal amount of \$92,150.00 dated December 14, 2018 and recorded in Deed Book 56354, Page 568, Gwinnett County records, said Security Deed being last transferred to LORRAINE STAR MORTGAGE LLC in Deed Book 60595, Page 250, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Court-house door in said County, or at such other place as lawfully designated within the legal hours of sale, on July 05, 2023, the property in said Security Deed and described as follows: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 145 OF THE 5TH DISTRICT OF WINNETT COUNTY, GEORGIA, THE WHOLE OF SUCH PART OF THESE LANDS DESCRIBED AND SUBJECTED TO THE COMMON FORM OF OWNERSHIP UNDER PROVISIONS OF THE DECLARATION AND AGREEMENT OF OWNERSHIP ACT BY DECLARATION OF NORTHDALDA CONDOMINIUMS, IN SUCH PERCENTAGE AS SHOWN IN THE FORESAID DECLARATION OR A RECORDED AMENDMENT THEREOF AND IN THE MASTER PLAN DATED MARCH 5, 1973 (LATEST REVISION MAY 5, 1973) AND RECORDED OR CONDOMINIUM PLAT

Gpn11 gdp2107

STATE OF GEORGIA COUNTY OF WINNETT NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by VIRINI JACKSON TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS GRANTEE, AS NOMINEE FOR UNITEED WHOLESALE MORTGAGE in the original principal amount of \$92,150.00 dated December 14, 2018 and recorded in Deed Book 56354, Page 568, Gwinnett County records, said Security Deed being last transferred to LORRAINE STAR MORTGAGE LLC in Deed Book 60595, Page 250, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Court-house door in said County, or at such other place as lawfully designated within the legal hours of sale, on July 05, 2023, the property in said Security Deed and described as follows: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 145 OF THE 5TH DISTRICT OF WINNETT COUNTY, GEORGIA, THE WHOLE OF SUCH PART OF THESE LANDS DESCRIBED AND SUBJECTED TO THE COMMON FORM OF OWNERSHIP UNDER PROVISIONS OF THE DECLARATION AND AGREEMENT OF OWNERSHIP ACT BY DECLARATION OF NORTHDALDA CONDOMINIUMS, IN SUCH PERCENTAGE AS SHOWN IN THE FORESAID DECLARATION OR A RECORDED AMENDMENT THEREOF AND IN THE MASTER PLAN DATED MARCH 5, 1973 (LATEST REVISION MAY 5, 1973) AND RECORDED OR CONDOMINIUM PLAT

9075 Foreclosures

highest bidder for cash before the Court-house door of Gwinnett County, Georgia (or such other area as designated by the Superior Court of said county), within the legal hours of sale on July 5, 2023 (being the first Tuesday of the month unless said date falls on a Federal Holiday, 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 Lots 159 and 160 of the 7th District of Gwinnett County, Georgia, being Lot 622, Block F, POD 7A of Sugarloaf Country Club, Phase III, as recorded in Plat Book 71, Page 088, Gwinnett County, Georgia Records, which plat is incorporated herein and made a part hereof for a more complete description. This sale will be made subject to any right of the United States of America to preempt the hereinabove described property within 120 days from the sale date aforesaid, in order to satisfy certain outstanding federal tax liens. The debt secured by said Security Deed has been and is hereby declared due and payable 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 said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees having been given).

Gpn11 gdp2107

STATE OF GEORGIA COUNTY OF WINNETT NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by VIRINI JACKSON TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS GRANTEE, AS NOMINEE FOR UNITEED WHOLESALE MORTGAGE in the original principal amount of \$92,150.00 dated December 14, 2018 and recorded in Deed Book 56354, Page 568, Gwinnett County records, said Security Deed being last transferred to LORRAINE STAR MORTGAGE LLC in Deed Book 60595, Page 250, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Court-house door in said County, or at such other place as lawfully designated within the legal hours of sale, on July 05, 2023, the property in said Security Deed and described as follows: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 145 OF THE 5TH DISTRICT OF WINNETT COUNTY, GEORGIA, THE WHOLE OF SUCH PART OF THESE LANDS DESCRIBED AND SUBJECTED TO THE COMMON FORM OF OWNERSHIP UNDER PROVISIONS OF THE DECLARATION AND AGREEMENT OF OWNERSHIP ACT BY DECLARATION OF NORTHDALDA CONDOMINIUMS, IN SUCH PERCENTAGE AS SHOWN IN THE FORESAID DECLARATION OR A RECORDED AMENDMENT THEREOF AND IN THE MASTER PLAN DATED MARCH 5, 1973 (LATEST REVISION MAY 5, 1973) AND RECORDED OR CONDOMINIUM PLAT

Gpn11 gdp2107

STATE OF GEORGIA COUNTY OF WINNETT NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by VIRINI JACKSON TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS GRANTEE, AS NOMINEE FOR UNITEED WHOLESALE MORTGAGE in the original principal amount of \$92,150.00 dated December 14, 2018 and recorded in Deed Book 56354, Page 568, Gwinnett County records, said Security Deed being last transferred to LORRAINE STAR MORTGAGE LLC in Deed Book 60595, Page 250, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Court-house door in said County, or at such other place as lawfully designated within the legal hours of sale, on July 05, 2023, the property in said Security Deed and described as follows: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 145 OF THE 5TH DISTRICT OF WINNETT COUNTY, GEORGIA, THE WHOLE OF SUCH PART OF THESE LANDS DESCRIBED AND SUBJECTED TO THE COMMON FORM OF OWNERSHIP UNDER PROVISIONS OF THE DECLARATION AND AGREEMENT OF OWNERSHIP ACT BY DECLARATION OF NORTHDALDA CONDOMINIUMS, IN SUCH PERCENTAGE AS SHOWN IN THE FORESAID DECLARATION OR A RECORDED AMENDMENT THEREOF AND IN THE MASTER PLAN DATED MARCH 5, 1973 (LATEST REVISION MAY 5, 1973) AND RECORDED OR CONDOMINIUM PLAT

Gpn11 gdp2107

STATE OF GEORGIA COUNTY OF WINNETT NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by VIRINI JACKSON TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS GRANTEE, AS NOMINEE FOR UNITEED WHOLESALE MORTGAGE in the original principal amount of \$92,150.00 dated December 14, 2018 and recorded in Deed Book 56354, Page 568, Gwinnett County records, said Security Deed being last transferred to LORRAINE STAR MORTGAGE LLC in Deed Book 60595, Page 250, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Court-house door in said County, or at such other place as lawfully designated within the legal hours of sale, on July 05, 2023, the property in said Security Deed and described as follows: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 145 OF THE 5TH DISTRICT OF WINNETT COUNTY, GEORGIA, THE WHOLE OF SUCH PART OF THESE LANDS DESCRIBED AND SUBJECTED TO THE COMMON FORM OF OWNERSHIP UNDER PROVISIONS OF THE DECLARATION AND AGREEMENT OF OWNERSHIP ACT BY DECLARATION OF NORTHDALDA CONDOMINIUMS, IN SUCH PERCENTAGE AS SHOWN IN THE FORESAID DECLARATION OR A RECORDED AMENDMENT THEREOF AND IN THE MASTER PLAN DATED MARCH 5, 1973 (LATEST REVISION MAY 5, 1973) AND RECORDED OR CONDOMINIUM PLAT

Gpn11 gdp2107

STATE OF GEORGIA COUNTY OF WINNETT NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by VIRINI JACKSON TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS GRANTEE, AS NOMINEE FOR UNITEED WHOLESALE MORTGAGE in the original principal amount of \$92,150.00 dated December 14, 2018 and recorded in Deed Book 56354, Page 568, Gwinnett County records, said Security Deed being last transferred to LORRAINE STAR MORTGAGE LLC in Deed Book 60595, Page 250, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Court-house door in said County, or at such other place as lawfully designated within the legal hours of sale, on July 05, 2023, the property in said Security Deed and described as follows: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 145 OF THE 5TH DISTRICT OF WINNETT COUNTY, GEORGIA, THE WHOLE OF SUCH PART OF THESE LANDS DESCRIBED AND SUBJECTED TO THE COMMON FORM OF OWNERSHIP UNDER PROVISIONS OF THE DECLARATION AND AGREEMENT OF OWNERSHIP ACT BY DECLARATION OF NORTHDALDA CONDOMINIUMS, IN SUCH PERCENTAGE AS SHOWN IN THE FORESAID DECLARATION OR A RECORDED AMENDMENT THEREOF AND IN THE MASTER PLAN DATED MARCH 5, 1973 (LATEST REVISION MAY 5, 1973) AND RECORDED OR CONDOMINIUM PLAT

9075 Foreclosures

BOOK 1, PAGE 6, GWINNETT COUNTY, GEORGIA RECORDS, AND IS KNOWN AS 386 NORTHDALE COURT, ACCORDING TO THE RESIDENCE NUMBERING SYSTEM OF THE CITY OF LAWRENCEVILLE, GEORGIA, AS SHOWN IN THE MASTER PLAN, TOGETHER WITH ALL THE APPURTENANCES THERETO, THE DESCRIPTION IS CONTAINED IN THE ABOVE MENTIONED DECLARATION OR AMENDMENT AND MADE A PART HEREOF. THE TRANSFER OF THIS PROPERTY TO BERNICE INCORPORATED HEREIN AND MADE A PART HEREOF. THE TRANSFER OF THIS PROPERTY TO BERNICE INCORPORATED HEREIN AND MADE A PART HEREOF. THE TRANSFER OF THIS PROPERTY TO BERNICE INCORPORATED HEREIN AND MADE A PART HEREOF. THE TRANSFER OF THIS PROPERTY TO BERNICE INCORPORATED HEREIN AND MADE A PART HEREOF. THE TRANSFER OF THIS PROPERTY TO BERNICE INC