THE COUNTY OF GWINNETT IN THE STATE OF GA ALL THAT TRACT OR PARCEL OF LAND LY. ING AND BEING IN LAND LOT 97 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 11, BLOCK D OF MASH ESTATES SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK T, PAGE 200, RECORDS OF GWINNETT COUNTY, GEORGIA, WHICH PLAT IS BY REFERENCE IN-CORPORATED HEREOF. COMMONLY KNOWN AS: 706 ROLLINGWOOD PL, STONE MOUNTAIN, GA 30087-2749 THE PROVIDED SOLELY FOR INFORMATIONAL PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSS. 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 tenants.
Selene Finance, LP is the entity or individual designated who shall have full authority to negoti-ate, amend and modify all terms of the mortall, afficial and mounts of the mortgage.
Selene Finance, LP 3501
Olympus Blvd 5th Floor,
Suite 500 Dallas, TX
75019 1-877-735-3637
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 toxes (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
or not yet due and
payable and which may
not be of record, (c) 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). Soid property is commonly known as 706 Rollingwood PI, Stone Mountain, GA 3087 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 possesion of the subject property is (are): Russell L. Welser or tenant or ten

erty is (are): Russell L. Welser or tenant or ten-

ants.
Nationstar Mortgage
LLC d/b/a Mr. Cooper is
the entity or individual
designated who shall
have full authority to negotiate, amend and modify all terms of the mort-

gage.
Nationstar Mortgage
LLC d/b/a Mr. Cooper
8950 Cypress Waters
Blvd. Coppell, T7 75019
1-888-480-2432
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 es (including taxes which are a lien, but not yet due and payable), (b) unare 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 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, 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 9.132.1, which allows for certain procedures regarding the rescission of

certain procedures re-garding the rescission of garding 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

above. Lakeview Loan Servicing, LLC as agent and Attorney in Fact for Russell L. Welser Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Geor-gia 30305, (404) 994-7400.

9ia 30305, (404) 994-7400.
1006-3553A
THIS LAW FIRM MAY
BE ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. 1006-3553A
06/07/2023, 06/14/2023,
06/21/2023, 06/18/2023.

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

Gpn11
gdp2128

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
PUrsuant to the Power of Sale contained in a Security Deed given by Elizabeth T Abidakun to Bank of America, N.A. dated 7/30/2008 and recorded in Deed Book 49004 Page 465 and modified at Deed Book 56900 Page 452 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 owner trustee for RCF 2 Acquisition Trust, conveying the after-described property to sequer a Note in the original capacity and the origin veying the after-de-scribed property to se-cure a Note in the origicure a Note in the original principal amount of \$415,000.00, 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 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 (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 propfollowing described prop

erty: All that tract or parcel of land lying and being in Land Lot 179 and 1B4 of the 7th District, Gwinnett County , Georgia, being Lot 302, Block A, Hidden Falls Subdivision, Phase 3. As per plat recorded in Plat Book 101, Page 283-286, Gwinnett County, Georgia records, which recorded plat is incorporated herein by this refrated herein by this ref-erence and made a part of this description Said property being known as 3415 Hidden Shoals Rd, NE according to the present system of num-bering property in Gwin-nett County, Georgia. The debt secured by said Security Deed has been and is hereby declared and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness. 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 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 3415

Foreclosures

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 superi-

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 9-13-172.1, 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 and audit of the status of the loan as provided immediately above. U.S. Bank Trust National

Gpn11

gia Recoras, Conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED EIGHT THOUSAND TWO HUNDRED FIFTY AND 0/100 DOLLARS (\$208,250.00), 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 Wednesday in July, 2023, the following de-

first Wednesday in July, 2023, the following de-scribed property: SEE EXHIBIT A AT-TACHED HERETO AND MADE A PART HERE-

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 security Deed.

The debt remaining in default, this sale will be made for the purpose of

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's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

Said property will be sold

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,

brances, zoning ordinances, restrictions, covenants, and any matters of record

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 undersigned.

or the undersigned. Navy Federal Credit

Federal Credit

Union as Attorney in Fact for Nelson G Apara McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-line.net

line.net
EXHIBIT A
All that tract or parcel of
land lying and being in
Land Lot 333 of the 7th

Hidden Shoals Rd, Bu-ford, GA 30519-4549 to-gether with all fixtures and personal property at-tached to and constitut-District, Gwinnett Coun-ty, Georgia, being Lot 14, Block A, Windsor at Lanier Subdivision, Unit Lanier Subdivision, Unit One, as per plat recorded in Plat Book 88, Page 166, Gwinnett County, Georgia Records, said plat being incorporated herein and made refer-ence hereto. MR/chr 7/5/23 Our file no. 570/713 - FT8 06/07/2023, 06/14/2023, 06/21/2023, 06/28/2023. 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): Elizabeth Abidakun or tenant or tenants

Foreclosures

Gpn11
sqdp2130
NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Jerry Tucker to Wells Fargo Bank, NA dated 6/20/2013 and recorded in Deed Book 52374 Page 0671
Gwinnett County, Georgia records; as last transferred to or acquired by Wells Fargo Bank, N.A., conveying the after-described property to secure a Note in the original principal amount of \$106.625.00, 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 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 (being the first Wednesday 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:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 2 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 3, BLOCK B, UNIT ONE OF REGENCY WOODS SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK T, PAGE 57A, RECORDS OF GWINNETT COUNTY, GEORGIA, WHICH PLAT IS SY REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF. The debt security Deed and in the manner provided in the Security Deed and by law, including aftorneys fees (notice of intent to collect attorneys fees having been good to the Security Deed and by law, including aftorneys fees (notice) and separated we because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Security Deed and by law, including aftorneys fees (notice) and property is componly known as 2454 Regal Court, Lawrenceville, GA 30044 together with all fixtures and personal property attached to and belie for the undersigned, in possession of the subict property is (are): Estate/Heirs of Jerry Tuck

the status of the loan as provided immediately above.
U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust as agent and Attorney in Fact for Elizabeth T Abidakun Aldridge Pite, LLP, Six Piedmont Center, 3325 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1078-195A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1078-195A
06/07/2023, 06/14/2023, 06/14/2023, 06/11/2023, 06/11/2023, 06/11/2023, 06/11/2023, 06/11/2023, 06/11/2023, 06/11/2023 Gpn11
gdp2129
NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Nelson G Apara
to Navy Federal Credit
Union, dated February 2,
2007, recorded in Deed
Book 47545, Page 350,
Gwinnett County, Georgia Records, conveying
the after-described propeerty to secure a Note in

tate/Heirs of Jerry Tucker or tenant or tenants. Wells Fargo Bank, NA is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

Wells Fargo Bank, NA Loss Mitigation 3476 Stateview Boulevard Fort Mill, SC 29715 1-800-678-7986
Note, however, that such 7986
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 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 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,

(e) any assessments, liens, encumbrances, zoning ordinances, rezuning ordinances, re-strictions, covenants, and matters of record superi-or to the Security Deed first set out above. The sale will be conduct-ed subject to (1) confir-mation that the sale is not prohibited under the motion 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 and audit of the status of the loan as provided immediately above.

provided immediately obove.
Wells Fargo Bank, N.A. as agent and Aftorney in Fact for Jerry Tucker Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1000-17889A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1000-17889A
06/07/2023, 06/4/2023,

Union 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: Navy Federal Credit Union, 820 Follin Lane, Vienna, VA 06/14/2023, 06/21/2023, 06/28/2023. Gpn11 gdp2131
NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Follin Lane, Vienna, VA 22180, (800)258-5948. 22180, (800)258-5948.

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 Nelson G Apara or a tenant or tenants and said Sale contained in a Secu rity Deed given by Michael Williams and Jetrina Williams to Mort-Jetrina Williams to Mortgage Electronic Registration Systems, Inc., as
grantee, as nominee for
GMAC Mortgage Corporation, its successors and
assigns dated 6/26/2006
and recorded in Deed
Book 46739 Page 530 and
modified at Deed Book
50731 Page 739 and further modified at Deed
Book 53224 Page 431 and
again modified at Deed
Book 59081 Page 871
Gwinnett County, Georgia records; as last
transferred to or
acuired by PHH Mortgage
Corporation, conveying
the after-described property to secure a Note in Nelson G Apara or a tenant or tenants and said property is more commonly known as 2416 Sterling Manor Dr, Buford, Georgia 30518. 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 not prohibited under the erty to secure a Note in U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security

erty to secure a Note in the original principal amount of \$173,565.00, 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 there are as designated 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 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednes-

or the undersigned. Wintrust Mortgage, a di-vision of Barrington Bank & Trust Company, day of said month), the following described property:
All that tract or parcel of Bank & Trust Company, N.A. 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: Nationstar Mortgage, LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432. Note, however, that such All that tract or parcel of land lying and being in Land Lot 4, of the 6th District of GWINNETT County, Georgia, being Lot 66, Block A", Lakeside Ridge Subdivision, Unit Two, as per plat recorded in Plat Book 99, Page 30, GWINNETT County, Gworgia Records, which recorded County, which recorded plot is incorporated herein and made a part herein and made a part herein and made as part herein and made as part herein and made as part herein and being known as 4105 Waters End Lane, Snellville, Georgia 30039, according to the present system of numbering houses in GWINNETT County, Georgia.

Foreclosures

9075

numbering houses in GWINNETT County, Georgia.

The debt secured by said security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the 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 4105 Waters End Lane, Snellville, GA 30039 together with all fixtures and personal property attached to and constituting a part of the undersigned, the party (or parties) in possession of the subject

belief of the undersigned, the party (or parties) in possession of the subject property is (are): Michael Williams or tenant or tenants. PHH Mortgage Corporation is the entity or individual designated who shall have full authority to penditing amend and

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
entity or individual is not
required by law to negotide, 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) unpoid 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 accurate survey and inspection of the property, and
(e) any assessments,
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

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 and audit of the status of the loan as provided immediately above.

above. PHH Mortgage Corpora-PHH Morrgage Corpora-tion as agent and Attor-ney in Fact for Michael Williams and Jetrina Williams Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Geor-ia 2005. (Add.) 984-700 gia 30305, (404) 994-7400. 1017-6130A

1017-6130A
THIS LAW FIRM MAY
BE ACTING AS A DEBT
COLLECTOR AT-BE ACTING A COLLECTOR AT-TEMPTING TO COL-LECT A DEBT. ANY IN-FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. 1017-6130A 06/07/2023, 06/14 06/21/2023, 06/28/2023. 06/14/2023.

GP112023, 06/28/2023.

GP111
gdp2132

NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
Under and by virtue of
the Power of Sale contained in a Security Deed
given by lan Farah to
Mortgage Electronic
Registration Systems,
Inc., as grantee, as nominee for iFreedom Direct
Corporation, its successors and assigns, dated
April 28, 2016, recorded
in Deed Book S4257, Page
456, Gwinnett County,
Georgia Records, as last
transferred to Wintrust Georgia Records, as last transferred to Wintrus Mortgage, a division of Barrington Bank & Trust Company, N.A. by assignment recorded in Deed Book 60558, Page 886, Gwinnett Country, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FORTY-NINE THOUSED ONE HUNDRED FORTY-NINE THOU-SAND ONE HUNDRED THIRTY-NINE AND 0/100 DOLLARS (\$149/139.00), with interest thereon as set forth therein, there will be sold at public outry 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 Wednesday in July, 2023, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

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's 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 matof redemption of any taxing authority, any mathers which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumptrances, 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

Foreclosures

Blvd, Coppell, TX 75019, (888) 480-2432. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is WY SOLO, LLC or a tenant or tenants and said property; is more commonly known as 660 Saddle Shoals Drive, Lawrenceville, Georgia 30046. Should a conflict crise between the property address and the legal description will control. The sale will be conduct cled 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. Wintrust Mortgage, a dideed. Wintrust Mortgage, a di-vision of Barrington Bank & Trust Company, N.A.

N.A. as Attorney in Fact for lan Farah McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-line.net

WWw.toreclosulenor-line.net EXHIBIT A All that tract or Parcel of land lying and Being in Land Lot 180 of the 5th District, Gwinnett Coun-ty, Georgia, being Lot 20, Block A. Saddle Shoals Subdivision, Unit III, per Subdivision, Unit III, per plat thereof recorded in Plat Book 68, Page 19, Gwinnett County records, which Plat is made a part hereof by reference MR/ca 7/5/23 Our file no. 23-11346GA - FT2

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

Gpn11
sdp2139
NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Norman Leo
Buckley, III to Mortgage
Electronic Registration
Systems, Inc., as
grantee, as nominee for
SunTrust Mortgage, Inc.,
its successors and assigns, dated March 28,
2018, recorded in Deed
Book 55787, Page 717,
Gwinnett County, Georgia Records, as last
transferred to Federal
Home Loan Mortgage
Corporation, as Trustee
for the benefit of the
Freddie Mac Seasoned
Loans Structured Transaction Trust, Series 20211 by assignment recordto the benefit of the
Freddie Mac Seasoned
Loans Structured Transaction Trust, Series 20211 by assignment recordded in Deed Book 60473,
Page 26, Gwinnett County, Georgia Records,
conveying the after-described property to
scure a Note in the original principal amount of
TWO HUNDRED THOUSAND AND 07100 DOLLARS (\$200,000,00), with
interest thereon as set
forth therein, there will
be sold at public outry
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 Wednesday in July,
2023, 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 indubtdence and default, failure to pay the indebtedness as and when due and in the manner provided in the Mote 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's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

en). Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are ing ad valorem taxes (including taxes which are a lien, but not yet due and pavable), 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 above-named or the undersigned. Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Ferddia May Can

reaeral Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2021-1 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: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6059. Note, however, that such

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of

or modify the terms of the loan.
To the best knowledge and belief of the undersigned, the porty in possession of the property is Norman Leo Buckley, III and Melissa Esther Tapia or a tenant or tenants and said property is more commonly known as 3656 Sweet Breeze Way, Loganyille, Georgia s 3656 Sweet Breeze
Way, 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
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. Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Sea-soned Loans Structured Transaction Trust, Series 2021-1 2021-1
as Attorney in Fact for
Norman Leo Buckley, III
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net

ine.net
EXHIBIT A
All that tract or parcel of
land lying and being in
Land Lot 194 of the 5th

9075 Foreclosures District, Gwinnett County, Georgia, being Lot 6, Block G, Willowwind Park Subdivision, Unit Two, Phase Two, as per plat recorded in Plat Book 80, Page 299, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a part of this description. Said property being known as 3656 Sweet Breeze Way according to the present system of numbering property in Gwinnett County, Georgia. MR/mac 7/5/23
Our file no. 23-11754GA FT7

FT7 06/07/2023, 06/14/2023, 06/21/2023, 06/28/2023.

Gpn11

gdp2244
Notice of Sale Under Power. State of Georgia, County of GWINNETT. Under and by virtue of the Power of Sale contended in a Deed to Secure Debt given by BEV-ERLY MERCHENT MORTGAGE ELECTRONIC TREGISTRA. TREE SERVICING LLC , dated 30724/2014, and Recorded on 04/08/2014 as Book No. 28859 and Page No. 0765, GWINNETT County, Georgia records, as lassigned to U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALFOF AND WITH RESPECT TO AJAX MORTGAGE BACKED SECURITIES, SERIES 2021 F (the Secured Creditor), by assignment, conveying the after described property of secure a Note of even date in the original principal amount of 5182,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the GWINNETT County Courthouse within the legal hours of sale on the first Wednesday in July, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LYING AND LYING A on behalf of and, as necessary, in consultation with U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021 F, MORTGAGE BACKED SECURITIES, SERIES 2021 F (the curent investor on the BACKED SECURITIES, SERIES 2021 F (the current investor on the loan), is the entity with the full authority to negatiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, GREGORY FUNDING LLC may be contacted at: GREGORY FUNDING LLC, P.O. BOX 230579, TIGARD, OR 97281, 866 712 5698. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 2682 CARLETON GOLD RD, DACULA, GEORGIA

DACULA, GEORGIA 30019 is/are: BEVERLY M HUNT or tenant/tenants. 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) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, covenants, etc. The sole will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy 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 iudicial and nonivalicial 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 in the preceding paragraph. U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALE TON, AS INDEN INTER TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021 F, MORTGAGE BACKED SECURITIES, SERIES 2021 F as Attorney in Fact for BEVERLY M HUNT. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000009807868 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398. 677 14 21 28 2023

Gpn11 gdp2257

6/7 14 21 28 2023

to the highest bidder for cash at the Gwinnett Country Courthouse, within the legal hours of sale on the first Wednesday in July, 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 301 OF THE 4TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 48, BLOCK B, RUTLEDGE ESTATES SUBDIVISION, PHASE I, AS PER PLAT RECORDED IN PLAT BOOK 130, PAGES 316 - 138, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Said legal description being controlling, however the property is more commonly known as 4740 POLLY PL, SNELVILLE, GA 30039. The indebtedness cured 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, in gdp2257

Notice of Sale Under Power. State of Georgia, County of GWINNETT. Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by JAIROL A GRATEROL NIEVES, A MARRIED PERSON AND YAMARY C. HERNANDEZ to WELLS FARGO BANK, N.A. , dated 02/01/2013, and Recorded on 02/13/2013 as Book No. 52012 and Page No. 0278, GWINNETT County, Georgia records, as last

9075 Foreclosures 9075 assigned to WELLS FARGO BANK, N.A. (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$148,428.00, with interest at the rate specified therein, there will be sold by the undersigned to public outcry to the highest bidder for cash at the GWINNETT County Courthouse within the legal hours of sale on the first Wednesday in July, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN HOG MOUNTAIN GMD 444, GWINNETT COUNTY, GEORGIA, AND BEING TATAL BLOCK GMAP. cluding attorneys fees (notice to collect same having been given) and all other payments pro-WELLS vided for under the terms of the Security terms of the secondary Deed.
Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which 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 which are a hen, whelmer or not now due and payable); the right of re-demption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the proper-ty; all zoning ordinances; inspection or 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 NEVILLE J RICHARDS, JANIS A. RICHARDS, or tenants (s).

AND BEING IN HOUS MOUNTAIN GMD 444, GWINNETT COUNTY, GEORGIA, AND BEING LOT 13, BLOCK G, MARLOWE ESTATES SUBDIVISION, UNIT 1, AS PER PLAT RECORDE IN PLAT BOOK 95, PAGE 72, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORTED HEREIN AND MADE A PART HERE-OF BY REFERENCE FOR A MORE DETAILED DESCRIPTION. The debt secured by said 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 mother and bead to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). WELLS FARGO BANK, N.A. holds the duly endorsed Note and is the RICHARDS, 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 holder of the Security Deed. rus 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: Allied First Bank, SB dba Servbank, Loss Mitigation Dept., 3138 E. El-wood St., Phoenix, AZ 85034, Telephone Number: 866-867-0330. 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.

ALLIED FIRST BANK, SB DBA SERVBANK, as Attorney in Fact for NEVILLE J RICHARDS 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 WELLS FARGO BANK, N.A. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. WELLS FARGO BANK, N.A., acting on behalf of and, as necessary, in consultation with WELLS FARGO BANK, N.A. (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, WELLS FARGO BANK, N.A. amay be contacted at: WELLS FARGO BANK, N.A., amay be contacted at: W

POSE.
Attorney Contact: Rubin
Lublin, LLC, 3145 Avalon
Ridge Place, Suite 100,
Peachtree Corners, GA
30071

30071 Telephone Number: (877) 813-0992 Case No. TMS-18-03928-3 Ad Run Dates 06/07/2023, 06/14/2023, 06/21/2023, 06/28/2023

GPN11
gdp2259

Notice of Sale Under
Power. State of Georgia,
County of GWINNETT.
Under and by virtue of
the Power of Sale contined in a Deed to Secure Debt given by EDGINA T. SMITH to MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC. ("MERS"),
AS NOMINEE FOR
SUNTRUST MORTGAGE, INC. D/B/A SUN
AMERICA MORTGAGE,
ITS SUCCESSORS AND
ASSIGNS , dated
on 06/04/2004 as Book No.
38518 and Page No. 0133,
AS AFFECTED BY
BOOK 32230, PAGE 643,
LOAN MODIFICATION
AGREEMENTS BOOK
52882, PAGE 301; BOOK
52882, PAGE 301; BOOK
52892, PAGE 479 AND
BOOK 53679, PAGE 479,
GWINNETT County,
Georgia records, as last
assigned to BANK OF
AMERICA, N.A. (the Secured Creditor), by assignment, conveying the
affer described property
to secure a Note of even Gpn11

ants. 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) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. 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 noniudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final

sure documents may not be provided until final confirmation and audit of

confirmation and audit of the status of the loan as provided in the preceding paragraph. WELLS FARGO BANK, N.A. as Attorney in Fact for JAIROL A GRATEROL NIEVES, A MARRIED PERSON AND YAMARY C. HERNANDEZ. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000009803982 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Rood, Suite 100 Addition of the status of

Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.

gdp2259 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT

GEORGIA, GWINNETT
COUNTY
By virtue of a Power of
Sale contained in that
certain Security Deed
from NEVILLE J
RICHARDS to MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC. AS NOMINEE FOR THE MONEY
SOURCE, INC. DBA ENDEAVOR AMERICA

DEAVOR AMERICA LOAN SERVICES, dated

LOAN SERVICES, dated November 4, 2014, recorded November 10, 2014, in Deed Book 53225, Page 443, Gwinnett County, Georgia Records, sail Security Deed having been given to secure a Note of even date in the original principal amount

original principal amount of Two Hundred Fifty-Seven Thousand Two Hundred Fifty-Four and 00/100 dollars (\$257,254.00), with inter-

(\$257,234.00), Will iller-est thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to ALLIED FIRST BANK, SB DBA SERVBANK, there will be sold at public outcry to the highest hidder for

6/7 14 21 28 2023 Gpn11

to secure a Note of even date in the original principal amount of \$171,150.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the GWINNETT County Courthouse within the legal hours of sale on the The GWINNET I COURT OF COURT O

debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by low, including attorneys fees (notice of intent to collect attorneys fees having been given). BANK OF AMERICA, N.A. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, acting on behalf of and, as necessary, in consultation with BANK OF AMERICA, N.A. (the current investor on the loan), is the entity will terms of the loan. Pursuant to O.C.G.A. § 44 1 162.2, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION may be contacted at: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION may be contacted at: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION may be contacted at: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION may be contacted at: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, 3415 VISION DRIVE, COLUMBUS, OH 43219, 866 550 5705. Please note that, pursuant to O.C.G.A. § 44 162.2, the secured creditor is not required to a mend a property of the secured creditor is not required to a mend a property of the secured creditor is not required to a mend a property of the same and a purpose and a purpose the same and a purpose and a purpose the same and a purpose and a purpose and a purpos O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 3855 YOSEMITE PARK LANE, SNEL-LVILLE, GEORGIA 30039 is/are: EDGINA T. SMITH or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem tax-

standing ad valorem taxes (including taxes which

es (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including but not

Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited

under the U.S. Bankruptcy Code; and (2) final
cy 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
iudicial and nonjudicial
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 in the preceding
paragraph. BANK OF
AMERICA, N.A. as AItorney in Fact for EDGINA T. SMITH. THIS
LAW FIRM IS ACTING
AS A DEBT COLLECTOR ATTEMPTING TO
OCLLECT A DEBT.
ANY INFORMATION
OBTAINED WILL BE
USED FOR THAT PURPOSE. 0000007658966
BARRETT DAFFIN
FRAPPIER TURNER &
ENGEL, LLP 4004 Belt
Line Road, Suite 100 Ad
dison, Texas 75001 Telephone: (972) 341 5398.
6/7 14 21 28 2023 6/7 14 21 28 2023

Foreclosures

9075

Foreclosures

Gpn11
gdp2270
NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
By virtue of a Power of
Sale contained in that
certain Security Deed
from VERONICA
BLAKEY to JPMORGAN
CHASE BANK N.A., dated March 24, 2008,

CHASE BANK N.A., dated March 24, 2008,
recorded April 1, 2008, in
Deed Book 48745, Page
0784, 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 SeventySeven Thousand and
00/100 dollars
(\$177.000.00), with inter-00/100 dollars (\$177,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to 1900 Capital Trust II, By U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Certificate Trustee, 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 Wednesday in July, 2023, all property described in said Security Deed including but not limited to the following described property:
ALL THAT TRACT OR PARCEL OF LAND LY. ING AND BEING IN LAND LOT III OF THE TRACT OR PARCEL OF LAND LY. THAT TRACT OR PARCEL OF LAND LY. THE TRACT OR TH

Said property will be sold on an as-is basis without any representation, wa ranty or recourse against the above-named or the ranty or recourse against the above-named or the undersigned. The sail will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an 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 understy in ossession, of the

and belief of the undersigned, the owner and party in possession of the property is VERONICA BLAKEY, ANA D. HERCULES, ANA R. HERNANDEZ, MICHAEL TOM KING, AK/A MICHAEL T. KING, 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 holder of the Security Deed.

The entity having full au-

The entity having full authority to negotiate, amend or modify all terms of the loan (all terms of the loan) (all terms of the lo 162.2 shall be construed to require a secured to require a secured to require to resolve the rems of the mortgage instrument.

1900 CAPITAL TRUST II, BY U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CERTIFICATE TRUSTEE as Attorney in Fact for VERONICA BLAKEY THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER

DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY IN-FORMATION OB-

FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 30071 Telephone Number: (877) 813-0992 Case No. SHP-18-03934-14

Ad Run Dates 06/07/2023, 06/14/2023, 06/28/2023

Gpn11

Gpn11
gdp2302
NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
By virtue of a Power of
Sale contained in that
certain Security Deed
from RYAN M CHAMBERLIN and RICK JUDAH RICHARD S. JUDAH to MORTGAGE