9075 Foreclosures	9075 Foreclosures	9075 Foreclosures	9075 Foreclosures	9075 Foreclosures	9075 Foreclosures	9075 Foreclosures	9075 Foreclosures	9075 Foreclosures
Duluth, GA 30097 Phone: 470.321.7112	PLAT BOOK 109, PAGES 158-160, GWINNETT	Mill, SC 29715 1-800-678- 7986	being in Land Lot 267 of the 5th District of Gwin-	OF The debt secured by said	ing attorneys fees (notice of intent to collect attor-	COLLECTOR AT- TEMPTING TO COL-	soned Loans Structured Transaction Trust, Series	and is hereby declared due because of, among
Firm File No. 23-111678 - DaG	COUNTY, GEORGIA RECORDS, WHICH	Note, however, that such entity or individual is not	nett County, Georgia, be- ing Lot 25, Block A, Wolf	Security Deed has been and is hereby declared	neys fees having been given).	LECT A DEBT. ANY IN- FORMATION OB-	2019-3, conveying the af- terdescribed property to	other possible events of default, failure to pay the
05/24/2023, 06/07/2023, 06/14/2023, 06/21/2023, 06/28/2023.	PLAT IS HEREBY RE- FERRED TO AND MADE A PART OF THIS	required by law to nego- tiate, amend or modify the terms of the loan.	Creek, Unit 5, as per plat recorded in Plat Book 110, Page 181-182, Gwin-	due because of, among other possible events of default, failure to pay the	Said property is com- monly known as 832 Ar- bor Gate Ln Unit 804,	TAINED MAY BE USED FOR THAT PURPOSE. FREEDOM MORTGAGE	secure a Note in the orig- inal principal amount of \$159,900.00, with interest	indebtedness as and when due and in the manner provided in the
Gpn11	DESCRIPTION. The debt secured by said	Said property will be sold subject to: (a) any out-	nett County, Georgia records, which plat is in-	indebtedness as and when due and in the	Lawrenceville, GA 300448806 together with	CORPORATION, as Attorney-in-Fact for	at the rate specified therein, there will be	Note and Security Deed. The debt remaining in
gdp1721 NOTICE OF SALE UN-	Security Deed has been and is hereby declared	standing ad valorem tax- es (including taxes which	corporated herein and made a part hereof by	manner provided in the Note and Security Deed.	all fixtures and personal property attached to and	EDDIE D. GILLAM, JR. AND KELLY W.	sold by the undersigned at public outcry to the	default, this sale will be made for the purpose of
DER POWER GEORGIA, GWINNETT	due because of, among other possible events of	are a lien, but not yet due and payable), (b) un-	reference. MR/j.d 7/5/23	The debt remaining in default, this sale will be	constituting a part of said property, if any. To	GILLAM Robertson, Anschutz,	highest bidder for cash before the Courthouse	paying the same and all expenses of this sale, as
COUNTY Under and by virtue of the Power of Sale con-	default, failure to pay the indebtedness as and when due and in the	bills that constitute a lien against the property	Our file no. 5669919 – FT1 06/07/2023, 06/14/2023, 06/21/2023, 06/28/2023.	made for the purpose of paying the same and all expenses of this sale, as	the best knowledge and belief of the undersigned, the party (or parties) in	Schneid, Crane & Part- ners, PLLC 13010 Morris Rd.	door of Gwinnett County, Georgia (or such other area as designated by	provided in the Security Deed and by law, includ- ing attorneys fees (notice
tained in a Security Deed given by Freddy Mar-	manner provided in the Note and Security Deed.	whether due and payable or not yet due and	Gpn11	provided in the Security Deed and by law, includ-	possession of the subject property is (are): Per-	Suite 450 Alpharetta, GA 30004	Order of the Superior Court of said county),	of intent to collect attor- neys fees having been
tinez to Mortgage Elec- tronic Registration Sys-	The debt remaining in default, this sale will be	payable and which may not be of record, (c) the	gdp2021 NOTICE OF SALE UN-	ing attorney's fees (no- tice pursuant to O.C.G.A.	shia M Wilkins or tenant or tenants.	Phone: 470.321.7112 Firm File No. 23-113133 -	within the legal hours of sale on July 5, 2023 (be-	given). Said property is com-
fems, Inc., as nominee for Taylor, Bean & Whitaker Mortgage	made for the purpose of paying the same and all expenses of this sale, as	right of redemption of any taxing authority, (d) any matters which might	DER POWER GEORGIA, GWINNETT	§ 13-1-11 having been giv- en). Said property will be sold	Bank of America is the entity or individual des- ignated who shall have	DaG 06/07/2023, 06/14/2023, 06/21/2023, 06/28/2023.	ing the first Tuesday of said month unless said date falls on a Federal	monly known as 4872 Ar- rowhead Trail, Lilburn, GA 30047 together with
Corp., its successors and assigns, dated November	provided in the Security Deed and by law, includ-	be disclosed by an accurate survey and inspec-	COUNTY Under and by virtue of the Power of Sale con-	subject to any outstand- ing ad valorem taxes (in-	full authority to negoti- ate, amend and modify	Gpn11	Holiday, in which case being the first Wednes-	all fixtures and personal property attached to and
17, 2006, recorded in Deed Book 47435, Page	of intent to collect attor-	tion of the property, and (e) any assessments,	tained in a Security Deed given by Stan J Martin	cluding taxes which are a lien, but not yet due	all terms of the mort- gage.	gdp2032 NOTICE OF SALE UN-	day of said month), the following described prop-	constituting a part of said property, if any. To
622, Gwinnett County, Georgia Records, as last transferred to Carrington	neys fees having been given). Said property is com-	liens, encumbrances, zoning ordinances, re- strictions, covenants, and	and Drusilla Martin to H&R Block Mortgage	and payable), the right of redemption of any tax- ing authority, any mat-	Bank of America Home Loan Assistance Dept. 7105 Corporate Drive	DER POWER, GWIN- NETT COUNTY	erty: ALL THAT TRACT OR PARCEL OF LAND LY-	the best knowledge and belief of the undersigned, the party (or parties) in
Mortgage Services, LLC by assignment recorded	monly known as 2317 Crimson King Dr,	matters of record superi- or to the Security Deed	Corporation, dated July 28, 2003, recorded in Deed Book 34167, Page	ters which might be dis- closed by an accurate	Plano, TX 75024 (800) 669-6650	Pursuant to the Power of Sale contained in a Secu- rity Deed given by Hum-	ING AND BEING IN LAND LOT 5 OF THE	possession of the subject property is (are): Daniel
in Deed Book 53563, Page 719, Gwinnett County,	Braselton, GA 30517-4020 together with all fixtures	first set out above. The sale will be conduct-	191, Gwinnett County, Georgia Records, as last	survey and inspection of the property, any assess-	Note, however, that such entity or individual is not	berto Andrade De Leon to Mortgage Electronic	7TH DISTRICT, GWIN- NETT COUNTY, GEOR-	R Edwards or tenant or tenants.
Georgia Records, con- veying the after-de- scribed property to se-	and personal property at- tached to and constitut- ing a part of said proper-	ed subject to (1) confir- mation that the sale is not prohibited under the	transferred to U.S. Bank Trust National Associa-	ments, liens, encum- brances, zoning ordi- nances, restrictions,	required by law to nego- tiate, amend or modify	Registration Systems, Inc., as grantee, as nomi-	GIA, BEING KNOWN AND DESIGNATED AS LOT 2, BLOCK C,	PHH Mortgage Corpora- tion is the entity or indi- vidual designated who
cure a Note in the origi- nal principal amount of	ty, if any. To the best	U.S. Bankruptcy Code; and (2) final confirma-	capacity but solely as	covenants, and any mat- ters of record including,	the terms of the loan. Said property will be sold subject to: (a) any out-	nee for Vanderbilt Mort- gage and Finance, Inc.	GWYNAY FOREST, UNIT TWO, AS PER	shall have full authority
ONE HUNDRED FIFTY- THREE THOUSAND	the undersigned, the par- ty (or parties) in posses-	tion and audit of the sta- tus of the loan with the	Acquisition Trust by as-	but not limited to, those superior to the Security	standing ad valorem tax- es (including taxes which	its successors and as-	PLAT BOOK 93, PAGE	modify all terms of the mortgage.
EIGHTY-NINE AND	erty is (are): Rosie	Deed. Pursuant to	Deed Book 60529, Page 553, Gwinnett County,	Said property will be sold	due and payable), (b) un-	recorded in Deed Book 56596 Page 557 Gwinnett	TY, GEORGIA	tion 1661 Worthington Rd
(\$153,589.00), with inter- est thereon as set forth	tenant or tenants.	172.1, which allows for certain procedures re-	veying the after-de-	out any representation, warranty or recourse	bills that constitute a lien	as last transferred to or	PLAT IS INCORPORAT- ED HEREIN BY REF-	Beach, FL 33409 (800)
sold at public outcry to	ing, Inc. is the entity or individual designated	garding the rescission of judicial and non-judicial	cure a Note in the origi-	or the undersigned.	whether due and payable or not yet due and	MAC LOAN SERVICES,	PART HEREOF.	Note, however, that such entity or individual is not
cash before the court-	thority to negotiate,	Georgia, the Deed Under	ONE HUNDRED TWELVE THOUSAND	of the Security Deed to	not be of record, (c) the	ter-described property to secure a Note in the orig-	Security Deed has been	tiate, amend or modify
County, Georgia, or at such place as may be	terms of the mortgage. Select Portfolio Servic-	sure documents may not	0/100 DOLLARS	dance with OCGA § 44-14- 162.2.	any taxing authority, (d)	\$175,750.00, with interest	due because of, among other possible events of	Said property will be sold
lawfully designated as an alternative, within the le-	ing, Inc. Loan Resolution Department 3217 South	confirmation and audit of the status of the loan as	est thereon as set forth	The entity that has full authority to negotiate,	be disclosed by an accu- rate survey and inspec-	therein, there will be	default, failure to pay the indebtedness as and	standing ad valorem tax- es (including taxes which
first Wednesday in July,	Lake City, UT 84119 (888)	above.	sold at public outcry to the highest bidder for	terms of the mortgage	(e) any assessments,	at public outcry to the highest bidder for cash	manner provided in the	due and payable), (b) un-
scribed property: SEE EXHIBIT A AT-	Note, however, that such	as agent and Attorney in	house door of Gwinnett	cialized Loan Servicing	zoning ordinances, re-	door of Gwinnett County,	The debt remaining in	bills that constitute a lien
TACHED HERETO AND MADE A PART HERE-	required by law to nego- tiate, amend or modify	Muoghalu Aldridge Pite, LLP, Six	such place as may be	Suite 300, Greenwood Vil- lage, CO 80111, 800-306-	matters of record superi- or to the Security Deed	area as designated by	made for the purpose of paying the same and all	whether due and payable or not yet due and
The debt secured by said	Said property will be sold	Piedmont Road, N.E.,	alternative, within the le- gal hours of sale on the	Note, however, that such	The sale will be conduct-	Court of said county), within the legal hours of	provided in the Security	not be of record, (c) the
and is hereby declared due because of, among	standing ad valorem tax-	gia 30305, (404) 994-7400. 1000-18130A	2023, the following de-	law to negotiate, amend or modify the terms of	mation that the sale is	ing the first Tuesday of	ing attorneys fees (notice of intent to collect attor-	any taxing authority, (d)
other possible events of default, failure to pay the	are a lien, but not yet due and payable), (b) un-	BE ACTING AS A DEBT	SEE EXHIBIT A AT-	the loan. To the best knowledge	U.S. Bankruptcy Code; and (2) final confirma-	date falls on a Federal	neys fees having been given).	be disclosed by an accu- rate survey and inspec-
when due and in the	bills that constitute a lien	TEMPTING TO COL-	MADE A PART HERE- OF	signed, the party in pos-	tus of the loan with the	being the first Wednes- day of said month), the	monly known as 628	(e) any assessments,
Note and Security Deed. The debt remaining in	whether due and payable	FORMATION OB- TAINED WILL BE	Security Deed has been	Shauwn D Eccleston or a tenant or tenants and	Deed. Pursuant to	erty:	Lawrenceville, GA 30045	zoning ordinances, re-
default, this sale will be made for the purpose of	payable and which may not be of record, (c) the	POSE. 1000-18130A	due because of, among	said property is more commonly known as 3 568	172.1, which allows for certain procedures re-	land lying and being in	and personal property at- tached to and constitut-	matters of record superi- or to the Security Deed
expenses of this sale, as	any taxing authority, (d)	06/07/2023, 06/14/2023, 06/21/2023, 06/28/2023.	default, failure to pay the indebtedness as and	ganville, Georgia 30052.	iudicial and non-iudicial	trict, Gwinnett County, Georgia, being Lot 11,	ty, if any. To the best	The sale will be conduct-
Deed and by law, includ- ing attorney's fees (no-	be disclosed by an accu-	Gpn11 gdp2019	manner provided in the	between the property ad- dress and the legal de-	Georgia, the Deed Under	Block D, Unit Two, Glenn Hills, as per plat	the undersigned, the par-	mation that the sale is
tice pursuant to O.C.G.A. § 13-1-11 having been giv-	tion of the property, and (e) any assessments,	DER POWER	The debt remaining in	scription the legal de- scription will control.	sure documents may not be provided until final	Page 117, Gwinnett Coun-	sion of the subject prop- erty is (are): Tania	U.S. Bankruptcy Code; and (2) final confirma-
en). Said property will be sold	zoning ordinances, re-	COUNTY	made for the purpose of paying the same and all	The sale will be conduct- ed subject (1) to confir-	the status of the loan as	hereby referred to and made a part of this de-	Fournier or tenant or tenants.	tus of the loan with the
ing ad valorem taxes (in-	matters of record superi-	the Power of Sale con-	provided in the Security	not prohibited under the	above.	scription, being property known as 5170 Cold	ing, Inc. is the entity or	Deed. Pursuant to
a lien, but not yet due and payable), the right	first set out above. The sale will be conduct-	given by Shakoor Mintu		and (2) to final confirma- tion and audit of the sta-	N.A. as agent and Attor- ney in Fact for Pershia	to the present system of	who shall have full au- thority to negotiate,	172.1, which allows for certain procedures re-
ing authority, any mat-	mation that the sale is	Inc., as grantee, as nomi-	en).	holder of the security	M Wilkins Aldridge Pite, LLP, Six Biodmont Contor 2525	county, as more particu- larly shown on that cer-	terms of the mortgage.	judicial and non-judicial
ONE HUNDRED FIFTY- THREE THOUSAND FIVE HUNDRED EIGHTY-NINE AND 0/100 DOLLARS (\$153,589.00), 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 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 defoult, this sale, as provided in the Security Deed and by law, includ- ing attorney's fees (no- tice pursuant to 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 and payable), the right of redemption of any tax-	ty (or parties) in posses- sion of the subject prop- erty is (are): Rosie Demetria Thompson or tenant or tenants. Select Portfolio Servic- ing, Inc. is the entity or individual designated who shall have full au- thority to negotiate, amend and modify all terms of the mortgage. Select Portfolio Servic- ing, Inc. Loan Resolution Department 3217 South Decker Lake Drive Salt Lake City, UT 84119 (888) 818-6032 Note, however, that such entity or individual is not required by law to nego- tiate, amend or modify the terms of the loan. 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 gainst 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, aning 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.	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 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 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 the status of the loan as provided until final confirmation and audit of the status of the loan as provided until final confirmation Allow File Muoghalu Aldridge Pite, LLP, Six Piedmont Center, 3325 Piedmont Road, N.E., Suite 700, Atlanta, Geor- gia 30305, (404) 94-7400. 1000-18130A 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. 1000-18130A 06/07/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/2023. 06/14/	owner trustee for RCF 2 Acquisition Trust by as- signment recorded in Deed Book 60529, Page 553, Gwinnett County, Georgia Records, con- veying the after-de- scribed property to se- cure a Note in the origi- nal principal amount of ONE HUNDRED TWELVE THOUSAND FIVE HUNDRED AND 0700 DOLLARS (\$112,500.00), 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 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 maner 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, includ- ing attorney's fees (no- tice pursuant to O.C.G.A. 5 an-1-11 having been giv-	but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "arsis" basis with- out any representation, warranty or recourse against the above-named or the undersigned. FirstBank is the holder of the Security Deed to the property in accor- dance with OCGA § 44-14 62.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Spe- cialized Loan Servicing LLC, 6200 S. Quebec St. Suite 300, Greenwood Vil- lage, CO 80111, 800-306- 6059. 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 under- signed, the party in pos- session of the property is Shauwn D Eccleston or a tenant or tenants and soid property is more commonly known as 3568 Lake End Drive, Lo- ganville, Georgia 30052. Should a conflict arise between the property ad- dress and the legal de- scription 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	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 Ded 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 O.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 audi of the status of the loan as provided immediately above. BANK OF AMERICA, N.A. as agent and Attor- ney in Fact for Pershia M Wilkins	DBA Silverton Mortgage, its successors and as- signs. dated 59/2019 and recorded in Deed Book 56596 Page 557 Gwinnett; County, Georgia records; as last transferred to or acquired by PENNY- MAC LOAN SERVICES, LLC, conveying the af- ter-described property to secure a Note in the orig- inal principal amount of \$175,750.00, 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 sold on July 5, 2023 (be- ing the first Tuesday of sold month unless soid date falls on a Federal Holiday, in which case being the first Wednes- day of said month), the following described prop- erty: All that tract or parcel of land lying and being in Land Lot 172, 6th Dis- trict, Gwinnett County, Georgia, being Lot 11, Block D, Unit Two, Genn Hills, as per plat recorded in Plat Book 26, Page 117, Gwinnett Coun- ty Records, which plat is hereby referred to amade a part of this de- scription, being property known as 5170 Cold Springs Drive according to the present system of numbering houses in soid county, os more particu-	PLAT RECORDED IN PLAT BOOK 93, PAGE 293, GWINNETT COUN- TY, GEORGIA RECORDS, WHICH PLAT IS INCORPORAT- ED HEREIN BY REF- ERENCE AND MADE A PART HEREOF. The debt secured by said Security Deed hos 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 628 Dovie Place, Lawrenceville, GA 30045 together with all fixtures and personal property of- 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): Tania Fournier or tenant or tenants. Select Portfolio Service- ing, Inc. is the entity or individual designated who shall have full au- thority to negotiate, amend and modify all	mortgage. PHH Mortgage Corpora- tion 1661 Worthington Rc Suite 100 West Palm Beach, FL 33409 (800) 730-2518 Note, however, that suct- entity or individual is noi 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 ye due and payable), (b) un paid water or sewage bills that constitute a lier 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 or any taxing authority, (d) any matters which migh be disclosed by an accu rate survey and inspec- tion of the property, and (e) any assessments liens, encumbrances zoning ordinances, re strictions, covenants, ame matters of record superi or to the Security Deec first set out above. The sale will be conduct ed subject to (1) confir mation that the sale is not prohibited under the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-11 Dread. Pursuant to O.C.G.A. Section 9-12 Autor 10, partice 10, partice and 12, final confirma 172.1, which allows for certain procedures re garding the rescission or

tice pursuant to O.C.G.A. § 13-1-11 having been giv-(e) any assessments, liens, encumbrances, zoning ordinances, re-strictions, covenants, and matters of record superi-or to the Security Deed en). Said property will be sold subject to any outstand-ing ad valorem taxes (ining 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, or to the security beed first set out above. The sale will be conduct-ed subject to (1) confir-mation that the sale is not prohibited under the 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 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. 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. Said property will be sold on an "as-is" basis with-out any representation, warranty or recourse against the above-named or the undersigned. above. U.S. Bank National Asso-

warranty or recourse against the above-named or the undersigned. Carrington Mortgage Services, LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Car-rington Mortgage Ser-vices, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806, 800-561-4567. 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 under-signed, the party in pos-session of the property is Freddy Martinez and Juan Francisco Almen-darez or a tenant or ten-

Freddy Martinez and Juan Francisco Almen-

Aldridge Pite, LLP, Six

POSE. 1012-15033A

Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Geor-gia 33035, (404) 994-7400. 1012-15033A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COL-LECT A DEBT. ANY IN-FORMATION OB-FORMATION OB-TAINED WILL BE USED FOR THAT PUR-

U.S. Bank National Asso-ciation as Trustee for Angel Oak Mortgage-Backed Certificates, Se-ries 2020-3, Mortgage-Backed Certificates, Se-ries 2020-3 as agent and Attorney in Fact for Rosie Demetria Thomp-son

812, 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 THIR-TEEN THOUSAND SIX HUNDRED FIFTY AND DOLLARS 0/100 DOLLARS (\$213,650.00), with inter-(\$213,650.00), 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 said

Tained in a Security Deed given by Shakoor Mintu to Mortgage Electronic Registration Systems, Inc., as grantee, as nomi-nee for Home America Mortgage, Inc., its suc-cessors and assigns , dated October 18, 2006, recorded in Deed Book 47208, Page 239, Gwinett County, Georgia Records and as modified by that certain Loan Modifica-tion Agreement recorded in Deed Book 54143, Page 432, Gwinnett Coun-ty, Georgia Records, as last transferred to Towd Point Mortgage Trust 2017-FRE2, U.S. Bank National Association, as Indenture Trustee by as-signment recorded in Deed Book 57784, Page 812, Gwinnett County, Georgia Records, con-

en). Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are and payable), the right of redemption of any tax-ing authority, any mat-

superior to the Security 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 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 Security Deed to the Security Deed to the Security Deed to the Security to negotiate, amend, and modify all terms of the mortgage with the debtor is: Se-lene Finance, 3301 Olym-pus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019, 7136252034. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

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

FT7 06/07/2023, 06/14/2023,

Pierce, LLC 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 227 of the 5th Distinct of Gwinnett County, Georgia, being Lot 327, Block D of Shan-non Lake Subdivision, Phase J, 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 75/23 Our file no. 23-11/426GA -FT7

Added. FirstBank as Attorney in Fact for Shauwn D Eccleston McCalla Raymer Leibert Pierce, LC 1544 Old Alabama Road

DAINE OF AWERICA, N.A. as agent and Attor-ney in Fact for Pershia M Wilkins Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Geor-gia 30305, (404) 994-7400. 1016-5474A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COL-LECT A DEBT. ANY IN-FORMATION OB-TAINED WILL BE

FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. 1016-5474A 06/07/2023, 06/14/2023, 06/21/2023, 06/28/2023.

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Gpn11 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 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-GP11/225, 00/20/2023. 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 records, said Security Deed being last trans-ferred to FREEDOM MORTGAGE CORPORA-TION in Deed Book 55117, Page 793, Gwinnett County records, the un-dersigned will sell at public outcry to the high-est bidder for cash, be-fore the Courthouse door in said County, or at such

recorded in Plat Book 26, Page 117, Gwinnett Coun-ty Records, which plat is hereby referred to and made a part of this de-scription, being property known as 5170 Cold Springs Drive according to the present system of Select Portfolio Servic-ing, Inc. is the entity or individual designated who shall have full au-thority to negotiate, amend and modify all terms of the mortgage. Select Portfolio Servic-ing, Inc. Loan Resolution Department 3217 South Decker Lake Drive Salt Lake City, UT 84119 (888) 818-6032 Note, however, that such entity or individual is not required by law to nego-tiate, amend or modify the terms of the Ioan. 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 Springs Drive according to the present system of numbering houses in said county, as more particu-larly shown on that cer-tain plat of survey pre-pared by McClung Sur-veying Co., Inc., dated January 22, 1993. 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

other possible events of 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 5170 Cold Springs Nw, Lil-burn, GA 30047 together with all fixtures and per-sional 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. Penny/Mac Loan Ser-vices, LLC is the entity or individual designated who shall have full au-

or individual designated who shall have full au-thority to negotiate, amend and modify all terms of the mortgage. PennyMac Loan Ser-PennyMac Loan Ser-vices, LLC Loss Mitiga-tion 3043 Townsgate 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 negotiate, amend or modify the terms of the loan.

Fact for Daniel R Ed-wards Aldridge Pite, LLP, Six Piedmont Center, 3525 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, 06/28/2023. 06/21/2023, 06/28/2023. Gpn11 9dp2040 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY Pursuant to the Power of

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 Ioan as provided immediately above. 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 Aldridee Pite, UP, Six

wards

sale contained in a Secu-rity Deed given by Dan-ny Coleman to Navy Fed-eral Credit Union dated 5/6/2017 and recorded in Notaer 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 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. 5/6/2017 and recoraea in Deed Book 55129 Page 701 Gwinnett County, Georgia records; as last 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 provided immediately above. Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddle Mac Sea soned Loans Structured Transaction Trust, Series 2019-3 as agent and Attor-ney in Fact for Tania 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 falls on a Federal Holiday, in which case being the first Wednes-day of said month), the following described prop-erty: Fournier Aldridge Pite, LLP, Six Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Geor-gia 33035, (404) 994-7400. 1012-15047A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COL-LECT A DEBT. ANY IN-FORMATION OB-TAINED WILL BE

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 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 O.C.G.A. Section 9-13-172 L, which allows for

Gpn11

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, but not limited to, those superior to the Security Deed first set out above. Said property will be sold

Juan Francisco Almen-darez or a tenant or ten-darez or a tenant or ten-ants and said property is more commonly known as 2181 Hollywood Dr, Lawrenceville, Georgia 30044. Should a conflict arise between the prop-erty address and the le-gal 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 and audit of the sta-tus of the loan with the holder of the security deed. Carrington Mortgage Carrington Mortgage Services, LLC as Attorney in Fact for Freddy Martinez McCalla Raymer Leibert

AcCalla Raymer Leibert Pierce, LLC 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 48 of the 5th District of Gwinnett County, Georgia, being Lot 3, Block E, The Moorings at River Park, Unit One, as per plat recorded in Plat Book 54, Page 13, Gwinnett Coun-ty records, which plat is incorporated herein by this reference and made a part hereof for a more complete description. MR/iay 7/5/23 Our file no. 5361910 – FT17

05/31/2023, 06/07/2023, 06/14/2023,

06/21/2023, 06/28/2023. Gpn11 gdp1970 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY NETT COUNTY Pursuant to the Power of Sale contained in a Secu-rity Deed given by Rosie Demetria Thompson to Mortgage Electronic Registration Systems, Inc., as grantee, as nomi-nee for Angel Oak Mort-gage Solutions, LLC, its successors and assigns dated 12/11/2019 and recorded in Deed Book 57128 Page 815 Gwinnett County, Georgia records; 57128 Page 815 Gwinnett County, Georgia records; as last transferred to or acquired by U.S. Bank National Association as Trustee for Angel Oak Mortgage-Backed Certifi-cates, Series 2020-3, con-veying the after-de-scribed property to se-cure a Note in the origi-nal principal amount of cure a Note in the origi-nal principal amount of \$661,410.00, 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 said en July 5, 2023 (be-ing the first Tuesday of said month unless said

Additional and the second seco erty: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN DUNCAN'S 1749TH GMD, GWINNETT GMD, GWINNETT COUNTY, GEORGIA, BEING LOT 33, PHASE 5, THE WOODLANDS AT CHATEAU ELAN SUBDIVISION, AS PER PLAT RECORDED IN

Wells Fargo Bank, NA is the entity or individual designated who shall have full authority to ne-gotiate, amend and modi-fy all terms of the mortgage. Wells Fargo Bank, NA Loss Mitigation 3476 Stat-eview Boulevard Fort

tenants.

06/14/2023, 06/07/2023, 06/21/2023, 06/28/2023. Gpn11 gdp1972 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY NETT COUNTY Pursuant to the Power of Sale contained in a Secu-tity Deed given by Eliza-beth Muoghalu to Mort-gage Electronic Regis-tration Systems, Inc., as grantee, as nominee for First Community Mort-age, Inc., its successors and assigns dated 4/25/2016 and recorded in Deed Book 54243 Page 638 Gwinnett County, Georgia records; as last transferred to or ac-quired by Wells Fargo Bank, N.A., conveying the after-described prop-erty to secure a Note in the original principal amount of \$150,330.00, with interest at the rate specified therein, there will be sold by the under-signed at public outcry to Pursuant to the Power 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 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-tice pursuant to 0.C.G.A. § 13-11 having been giv-en). s) (3-1-11 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 and payable), the right of redemption of any tax-ter authority area. 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 ing authority, any mat-ters which might be disters which might be dis-closed by an accurate survey and inspection of the property, any assess-ments, liens, encum-brances, zoning ordi-ters 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 with-out any representation, warranty, or recourse 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 falls on a Federal Holiday, in which case being the first Wednes-day of said month), the day of said month), the following described prop-

our any representation, warranty or recourse against the above-named or the undersigned. Towat Point Mortgage Trust 2017-FRE2, U.S. Bank National Associa-tion, as Indenture Trustee is the holder of the Security Dead to the ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 228 OF THE STH DISTRICT, GWIN-NETT COUNTY, GEOR-GIA, BEING LOT 29, BLOCK A, SIERRA RIDGE SUBDIVISION, AS RECORDED IN PLAT BOOK 94, PAGE 19-21, GWINNETT COUNTY, GEORGIA RECORDED IN PLAT IS INCORPORAT-ED HEREIN AND MADE A PART HERE OF BY REFERENCE. The debt secured by said Trustee 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: Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Solt Lake City, UT 84119, 888-818-6032. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan. OF BY REFERENCE. 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 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 Shakoor Mintu, Shaheda Chowdhury and Mohd Sajiad Chowdhury or a 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 1529 Sierra Ridge Place, Lotenant or tenants and said property is more said property is more commonly known as 821 Wisteria View C1. Dacu-la, Georgia 30019. Should a conflict arise between the property ad-dress and the legal de-scription the legal de-scription 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 and audit of the sta-tus of the loan with the holder of the security dred. Sierra Ridge Place, Lo-ganville, GA 30052 to-gether with all fixtures and personal property attached to and constituttached 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): Estate/Hers of Elizabeth Muoghalu or tenant or tenants. Total deed. Towd Point Mortgage Trust 2017-FRE2, U.S. Bank National Associa-tion, as Indenture Trustee as Attorney in Fact for Shakoor Mintu Wells Fargo Bank, NA is Shakoor Mintu McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-line.net EXHIBIT A All that tract or parcel of land situate, lying and

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. Liburn.

known as 1043 Park fiy known as 1043 Park fiy Georgia 30047. Should a conflict arise between the property address and 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 and audit of the sta-tus of the loan with the holder of the security deed.

deed. U.S. Bank Trust National Association, not in its in-dividual capacity but solely as owner trustee for RCF 2 Acquisition for I Trust as Attorney in Fact for Stan J Martin and Drusil-la Martin 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 174 of the 6th District, Gwinnett Coun-ty Coercie being Let 36 District, Gwinnett Coun-ty, Georgia, being Lot 35, 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. 06/07/2023, 06/14/ 06/21/2023, 06/28/2023. 06/14/2023,

Gpn11 gdp2029 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY Under god

Georgia, Gwinner 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 Systems, Inc., as grantee, as nominee for Southeast Mortgage of 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 FirstBank 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 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-

tration Systems, Inc., as grantee, as nominee for BANK OF AMERICA, N.A., its successors and assigns dated 2/3/2011 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 ing the afterdescribed property to secure a Note in the original prin-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 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 falls on a Federal Holiday, in which case being the first Wednes-day of said month), the following described prop-erty: erty: THAT CERTAIN_CON-DOMINIUM UNIT LY-ING AND BEING IN LAND LOT 5 OF THE TTH DISTRICT GWIN-NETT COUNTY, GEOR-GIA, AND BEING SHOWN AS UNIT NUM-BER 832 OF THE AR-BORS AT SUGARLOAF CONDOMINIUM ON PLAT RECORDED IN CONDOMINIUM PLAT BOOK, PAGES IN THROUGH I72 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 AT SURGRIA RECORDS, WHICH FLOOR PLANS ARE IN-CORPORATED HEREIN BY REFERENCE AND MADE A PART HERE-OF, TOGETHER WITH TS APPURTENANT PRECENTAGE OF UN-DIVIDED INTEREST IN THE COMMON ELE-MENTS OF THE AR-BORS AT SURGAR-LOAF CONDOMINIUM, AS SET FORTH AND PROVIDED IN THAT CERTAIN DECLARA-TION OF CONDOMINIUM, AS SET FORTH AND PROVIDED IN THAT CERTAIN DECLARA-TION OF CONDOMINIUM,

AT SUGARLOAF CON-DOMINIUM BY BEAZ-ER HOMES CORP, A TENNESSEE CORPO-RATION, RECORDED IN DEED BOOK 37467, PAGE 247, AFORESAID RECORDS, AS AMEND-ED FROM TIME TO TIME AS PROVIDED HEREING KNOWN AS UNIT 804 IN BUILDING 8 AND HAVING AN AD-DRESS OF 832 ARBOR GATE GATE LANE, LAWRENCEVILLE, GA

AWRENCEVILLE, GA 30044. 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 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-

fore the Courthouse door in said Courthy, or at such other place as lawfully designated, 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 TH DISTRICT GWIN-NETT COUNTY, GEOR-GIA, BEING LOT 11, BLOCK A, WESTLEIGH

NETT COUNTY, GEOR-GIA, BEING LOT 11, BLOCK A, WESTLEIGH SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK 127, PAGES 56-57, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORT RECORDS, WHICH PLAT IS INCORPORAT-ED HEREIN BY REF-ERENCE FOR A MORE

ED FIERENCE FOR A MORE COMPLETE DESCRIP-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-LY W. GILLAM or ten-ant(s). The debt secured by said Security Deed has been

Security Deed has been

ant(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 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 (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 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, and matters of record superi-or to the Security Deed first set out above.

first 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. Bankrupty Code, and (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 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-paration

poration 951 W Yamato Road, Suite 175 Boca Raton, FL 33431 855-690-5900

855-690-5900 Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or enti-ty is not required by law to negotiate, amend, or modify the terms of the mortgage. THIS LAW FIRM IS ACTING AS A DEBT

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 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 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-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 Coder is and audit of the sta-tion and audit of the sta-tion and audit of the sta-tion for the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for Georgia, the Deed Under Power and other foreclo-sure documents may not be provided until final FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. 1012-15047A 06/07/2023, 06/14/2023, 06/21/2023, 06/28/2023. Gpn11 gdp2038 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY Pursuant to the Power of Sale contained in a Secu-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 Corp., its successors and assigns dated 12/18/2000 and recorded in Deed Whitaker Mortgage Corp., its successors and assigns dated 12/18/2000 and recorded in Deed Book 21963 Page 123 and modified at Deed Book S9933 Page 229 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 for GSMPS Mortgage Loan Trust 2004-3, Mortgage Pass-Through Certificates, Se-ries 2004-3, conveying the after-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 therein or fue 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 falls on a Federal Holiday, in which case being the first Wednes-day dosid month), the following described prop-erty: All that tract or parcel of sure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately obove. PENNYMAC LOAN SERVICES, LLC as agent and Attorney in Fact for Humberto An-drade De Leon Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Geor-gia 30305, (404) 994-7400. 1120-23898A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECT A DEBT. ANY IN-FORMATION OBprovided immediately FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. 1120-23898A 06/14/2023, 06/07/2023, 06/14 06/21/2023, 06/28/2023. Gpn11

GPN11 gdp2035 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY Pursuant to the Power of Color contained for Social

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 4849 Page Sale contained in a Secu following described prop-erty: All that tract or parcel of land lying and Being in Land Lot 100 of the 6th District, Gwinnett Coun-ty, 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 ed 12/7/2007 and recorded in Deed Book 48492 Page 220 and modified at Deed Book 51689Page 465Gwin-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-

eriv: 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 HEREOF BY REFER-ENCE FOR A MORE DETAILED DESCRIP-TION; PNN- R5087 243 DANNY COLEMAN 1423 STRATFORD HALL COURT, GRAYSON GA 3017 THE PROPERTY IS LOCATED IN GWIN-NETT COUNTY AT 148, GEORGIA 30017-2923. SALE IS SUBJECT 10 SECURITY DEED RECORDED 1/29/2016 AT BOOK 54071 PAGE 00899. The debt secured by sold Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the made for the purpose of paying the same and all expenses of this sole, as provided in the Security Deed and by law, includ-ing attorneys fees (notice of intent to collect attor-neys fees having been monly known as 1423 Stratford Hall Court, Grayson, GA 30017-2923 together with all fixtures

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): Danny Coleman or tenant or tenants.

tenants. 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 tenants.

Plat is Incorporated herein and made a Part hereof. The debt secured by said Security Deed has been