9075

Foreclosures

Union Navy Federal Credit Union 820 Folin Lane Vienna, VA 22180-4907 (888) 503-7102 Agor (888) 503-7102
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 fo: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and

against the property whether due and payable or not yet due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is 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 procedure the provided until final

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. Navy Federal Credit Union as agent and At-torney in Fact for Danny Coleman Coleman Aldridge Pite, LLP, Six

Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 2049-154A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 2049-154A 06/07/2023, 06/21/2023, 06/21/2023, 06/21/2023, 06/21/2023, 06/21/2023, 06/21/2023, 06/21/2023, 06/21/2023, 06/21/2023, 06/21/2023, 06/21/2023, 06/21/2023, 06/21/2023, 06/21/2023, 06/21/2023, 06/21/2023,

Gpn11

opnii gdp2050 NOTICE OF SALE UN-DER POWER STATE OF GEORGIA GWINNETT COUNTY By virtue of a power of sale contained in a cer-toin security deed from sale contained in a certain security deed from Wen Xi Zheng to Mortgage Electronic Registration Systems, Inc., as
grantee, as nominee for
Bridgeway Financial,
LLC., its successors and
assigns and recorded as
Instrument No. 0009376 in
Deed Book 55681, Page
103, Gwinnett County
records, as last assigned
to Matrix Financial Services Corporation by instrument recorded at
Deed Book 59671, Page
734, Gwinnett County
records, given to secure
a note in the original
amount of \$228,280.00
with interest on the unpaid balance until paid, with interest on the unpoid balance until paid,
the following described
property will be sold at
public outcry to the highest bidder for cash at the
courthouse door of
GWINNETT COUNTY,
Georgia, or such other
location within the legal
hours of sale on the first
Wednesday in July, 2023,
to wit: July 05, 2023, the
following described prop-

following described propfollowing described property:
ALL THAT TRACT OR
PARCEL OF LAND lying and being in Land
Lot 138 of the 7th District
of Gwinnett County,
Georgia, being Lot 1,
Block A of Estates at
Morgan Commons, as
per plat recorded in Plat
Book 138, Pages 81-82,
Gwinnett County winnett County records, which plat is incorporated herein and made 2 corporated herein and made a part hereof by

reference. Being real property commonly known as 2457
Morgan Estate Drive,
Butord, GA 30519.
The debt secured by the
above-referenced security deed has been declared due because of the
default in the payment of
said debt per the terms
of the note and other possible defaults by the borsible defaults by the borsible defaults by the borrower or the successor thereto. The debt remaining in default, this sale will be made for the purpose of paying the debt and all expenses of this sale including attorneys fees (notice of intent to collect attorneys sees having been given)

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 tent to collect attorneys fees having been given). Said sale will be made subject to the following items which may affect the title to said property: All restrictive covenants, easements and rights-of-way appearing of record, if any; all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; all outstanding or unabove.
MCLP Asset Company,
Inc. as agent and Attorney in Fact for Amina J Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Geor-gia 30305, (404) 994-7400. JIOS-239A

THIS LAW FIRM MAY
BE ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. 1078-239A
06/07/2023, 06/14/2023,
06/21/2023, 06/28/2023.

ty; all outstanding or un-paid bills and assessty; all outstanding or un-paid bills and assess-ments for street im-provements, curbing, garbage, water, sewage and public utilities which may be liens upon said property; and any out-standing taxes, assess-ments and other liens su-perior to the security deed being foreclosed deed being foreclosed hereby. To the best knowledge and belief of knowledge and belief of the undersigned, the above-described property is in the possession of the borrower and/or other persons with the consent and acquiescence of the borrower. Pursuant to O.C.G.A. &

44-14-162.2, the name, address and telephone number of the person or entiper ot the person or enti-ty who shall have full au-thority to negotiate, amend, or modify all terms of the above-de-scribed mortgage is as follows: follows: RoundPoint Mortgage

Servicing Corporation 446 Wrenplace Road Fort Mill, SC 29715 877-426-8805

877-426-8805

The foregoing notwithstanding, nothing in O.C.G.A. § 44-14-162.2 shall be construed to require Matrix Financial Services Corporation to negotiate, amend, or modify the terms of the Security Deed described herein.

herein. Financial Services Corporation as Attorney in Fact for Wen Xi Zheng Attorney Contact: Miller, George & Sugs, PLLC 3000 Langford Road, Building 100 Peachtree Corners, GA 30071

30071 Phone: 404-793-1447 Fax: 404-738-1558

FQX: 404-738-1558
23GA404-0014
THIS COMMUNICATION
IS FROM A DEBT COLLECTOR ATTEMPTING
TO COLLECT A DEBT.
ANY INFORMATION
OBTAINED WILL BE
USED FOR THAT PURPOSE.
06/07/2023, 06/14/2023,
06/21/2023, 06/28/2023.

Gpn11 gdp2083
NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Ami9075 Foreclosures 9075 na J Isom to Mortgage Electronic Systems, Registration Inc., as Electronic Registration Systems, Inc., as grantee, as nominee for

Foreclosures with all exhibits thereto and as may be amended from time to time, being hereinafter referred to as the "Declaration"); The interest hereby congrantee, as nominee for Milend, INC its successors and assigns dated 10/22/2018 and recorded in Deed Book 56254 Page 00622 Gwinnett County, Georgia records; as last transferred to or acquired by MCLP Asset Company, Inc., conveying the after-described property to secure a Note in the original principal amount of The interest hereby conveyed includes, without limiting the generality of the foregoing, an equal undivided percentage interest in the common elements of The Villages at Huntcrest Condominium. The debt secured by said Security Deed has been and is hereby declared. Note in the original principal amount of \$391,490.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area a designated by Court of soid county), within the legal hours of sale on July 5, 2023 (besented the court of sale on July 5, 2023 (besented the court of sale on July 5, 2023 (besented the court of sale on July 5, 2023 (besented the court of sale on July 5, 2023 (besented the court of sale on July 5, 2023 (besented the court of sale on July 5, 2023 (besented the court of sale on July 5, 2023 (besented the court of sale on July 5, 2023 (besented the court of sale on July 5, 2023 (besented the court of sale on July 5, 2023 (besented the court of sale on July 5, 2023 (besented the court of sale on July 5, 2023 (besented the court of sale on July 5, 2023 (besented the court of sale on July 5, 2023 (besented the court of sale 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, including attorneys fees (notice 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 property:

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 2388 Strand Avenue Unit 33, Lawrenceville, GA 30043 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subiect property is (are): Ingrid L Huff or tenant or tenants. Gregory Funding LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortagge. Gregory Funding LLC

goriale, amend and midulity all terms of the mortgage.

Gregory Funding LLC
Gregory Funding PO Box
230579 Tigard OR 97281
866-712-5698
Note, however, that such
entity or individual is not
required by law to negotiate, amend or modify
the terms of the loan.
Said property will be sold
subject to: (a) any outstanding ad valorem taxes (including taxes which
are a lien, but not yet
due and payable), (b) unpaid water or sewage
bills that constitute a lien
against the property
whether due and payable
or not yet due and
apyable and which may
not be of record, (c) the not be of record, (c) the right of redemption of

TOILING THE CONTROL OF THE CONTROL O possession of the subject property is (are). Amina J Isom or tenant or tenants. Selene Finance, LP is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortage.

not be of record, (c) the right of redemption of only taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-1372.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. provided

me status of immediately above.
U.S. Bank Trust Company, National Association, as Indenture Trustee on behalf of and with respect to Aiax Mortgage Loan Trust 2022-B, Mortgage-Backed Securities, Series 2022-B as agent and Attorney in Fact for Ingria L Huff Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1144-447A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECT A DEBT. ANY INFORMATION OBSTANCE OF TABLECT ADEBT. immediately

are, amend and modify all terms of the morragge.
Selene Finance, LP 3500
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 taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable 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 conduct

first set out above.
The sale will be conducted subject to (1) confirmation that the sale is

mation 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

Gpn11

FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. 1144-447A

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

STATE OF GEORGIA
COUNTY OF GWINNETT
NOTICE OF SALE UNDER POWER
Pursuant to the power of
sale contained in the Se-

Pursuant to the power of sole contribued in the Security Deed executed by STEPHEN PAUL PALUSZAK AND NAOKO PALUSZAK AND NAOKO PALUSZAK AND NAOKO PALUSZAK AND STEMS, INC. ACTING SOLELY AS NOMINEE FOR MID AMERICA MORTGAGE, INC. in the original principal amount of \$412,886.00 dated January 26, 2021 and recorded in Deed Book 58639, Page 151, Gwinnett County records, said Security Deed being last transferred to LOANCARE, LLC in Deed Book 59521, Page 477, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said Country, or at such other place as lawfully designed.

County, or at such other place as lawfully designated, within the legal hours of sale, on July 05, 2023, the property in said Security Deed and described as follows:
ALL THAT TRACT OR PARCEL OF LAND LY-PARCEL OF LAND LYING AND BEING IN
LAND LOT 107 OF THE
5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 36,
BLOCK A, KNOLLSION, UNIT TWO, AS
PER PLAT RECORDED
IN PLAT BOOK 83,
PAGE 228 AND REVISED PLAT RECORDED IN PLAT BOOK 102,
PAGE 94, GWINNETT AGE 94, GWINNETT DUNTY, GEORGIA ECORDS, WHICH

odp2085
NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Ingrid
L Huff to Bank of America N A deted 12/98/0064 L Huff to Bank of America, N.A. dated 12/28/2006 and recorded in Deed Book 47465 Page 85 Gwinnett County, Georgia records; as last transferred to or acquired by U.S. Bank Gwinnett County, Georgia records; as last transferred to or acquired by U.S. Bank Trust Company, National Association, as Indenture Trustee on behalf of and with respect to Aiax Mortgage Loan Trust 2022-B, Mortgage-Backed Securities, Series 2022-B, conveying the after-described property to secure a Note in the original principal amount of RECORDS, WHICH
RECORDED PLAT IS
INCORPORATED
HEREIN BY THIS REFERENCE AND MADE A
PART OF THIS DESCRIPTION.
BEING THE SAME
PROPERTY AS TRANSnal principal amount of \$222,975.00, with interest szzzy/s.u, 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 FERRED BY DEED DATED 11/12/2009, RECORDED 11/17/2009, DATED 11/17/2009,
RECORDED 11/17/2009,
FROM DINESH CHATOTH AND MALINI
CHATOTH, TO
STEPHEN PAUL
PALUSZAK AND
NAOKO PALUSZAK, AS
JOINT TENANTS WITH
SURVIVORSHIP AND
NOT AS TENANTS IN
COMMON, FOR AND
DURING THEIR JOINT
LIVES, AND UPON THE
DEATH OF EITHER OF
THEM, THEN TO THE
SURVIVOR OF THEM,
IN FEE SIMPLE,
RECORDED IN BOOK
49805, PAGE 385.
SOID Property being
known gs: 1242 HIDDEN
SPIRIT TRL
LAWRENCEVILLE, GA
30045
To the best of the undersigneds knowledge, the 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 property:

To the best of the undersigneds knowledge, the party or parties in possession of said property is/are STEPHEN PAUL PALUSZAK AND NAOKO PALUSZAK or teamst. tenant(s). The debt secured by said

Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure

Foreclosures 9075 to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees having been given). Said property will be sold subject to the following and

(1) any outstanding ad valorem taxes (including

9075

(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 accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. The name, address, and elephone number of the individual or entity whose full authority to negotiate, amend, and modify all terms of the mortgage is as follows:

Virginia Beach, VA 23452 1-800-274-6600 Virginia Beach, VA 23452
1-800-274-6600
Note that pursuant to
O.C.G.A. § 441-162.2, the
above individual or entity is not required by law
to negotiate, amend, or
modify the terms of the
mortgage.
THIS LAW FIRM IS
ACTING AS A DEBT.
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED
FOR THAT PURPOSE.
LOANCARE, LLC,
as Attorney-in-Fact for
STEPHEN PAUL
PALUSZAK AND
NAOKO PALUSZAK
Robertson, Anschutz,
Schneid, Crane & Partners, PLLC
13010 Morris Rd.
Suite 450

Suite 450 Alpharetta, GA 30004 Phone: 470.321.7112 Firm File No. 22-063469 -

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

GP11/2023, 06/28/2023.

GPn11
gdp2093
NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Sylvia A Hayes
to Mortgage Electronic
Registration Systems,
Inc., as grantee, as nomi-Registration Systems, Inc., as grantee, as nominee for Nationstar Mortgage LLC DBA Greenlight Loans, its successors and assigns, dated sors and assigns, dated December 22, 2016, recorded in Deed Book 54895, Page 893, Gwinnett County, Georgia Records, as last transferred to Nationstar Mortgage LLC by assignment to be recorded in the Office of the Clerk of Superior Court of Gwinthe Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of SEVENTY-SIX THOUSAND THREE HUNDRED TWELVE AND 0/100 DOLLARS (\$76.312 00), with interest

DRED TWELVE AND 0/100 DOLLARS (\$76,312.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such 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: 2023, The following de-scribed property: SEE EXHIBIT A AT-TACHED HERETO AND MADE A PART HERE-OF

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, 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 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-ing authority, any mat-ters which might be disclosed by an accurate survey and inspection of 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,

on an "as-is" basis without any representation,
warranty or recourse
against the above-named
or the undersigned.
Nationstar Mortgage
LLC 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 negatiate.

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, LLS, 9550 Cypress Waters 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 knowledg and belief of the undersigned, the porty in possession of the property is Sylvia A Hayes or a tenant or tenants and said property is more commonly known as 5717
Brooklyn Lane, Norcross, Georgia 30093, 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. Nationstar Mortgage

LLC
as Attorney in Fact for
Sylvia A Hayes
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net

line.nef
EXHIBIT A
ALL THAT TRACT OR
PARCEL OF LAND LY
ING AND BEING IN
LAND LOT 170 OF THE
6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING:
LOT 31, BLOCK A,
BROOKFIELD SUBDIVISION, UNIT ONE, AS
PER PLAT THEREOF

Foreclosures RECORDED IN PLAT
BOOK 22, PAGE 185,
GWINNETT COUNTY,
GEORGIA RECORDS,
WHICH PLAT IS INCORPORATED HEREIN
AND MADE A PART
HEREOF BY REFERENCE.
Commonly Known As:
5717 BROOKLYN Lane,
Norcross, GA 30093
Parcel ID: R6170 356
MR/ca 7/5/23
Our file no. 23-11683GA FT2
06/07/2023, 06/14/2023,

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

Gpn11
sdp2103

NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Andrea J Clayton and Fredy L Clayton
to Mortgage Electronic
Registration Systems,
Inc., as grantee, as nominee for WMC Mortgage
Corp., its successors and
assigns, dated November
14, 2006, recorded in
Deed Book 47307, Page
836, Gwinnett County,
Georgia Records, as last
transferred to RRA CP
Opportunity Trust 2 by
assignment recorded in
Deed Book 60558, Page
888, Gwinnett County,
Georgia Records, conveying the after-described property to secure a Nate in the original principal amount of
THIRTY-ONE THOUSAND SEVEN HUNDRED AND 0/100 DOLLARS (S31,700.00), 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 described property:
SEE EXHIBIT A ATTACHED HERETO AND

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 made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including aftorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

tice pursuant to O.C.G.X. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurraters 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. RRA CP Opportunity Trust 2 is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full iterms of the mortgage with the debtor is: Real Time Resolutions, Inc., 1349 Empire Central Drive, Suite 150, Dallas, TX 75247, (214) 599-6363. Note, however, that such right is not required by

1X 75247, (214) 599-6363. 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 possigned, the party in possigned.

and belief of the undersigned, the party in possession of the property is
Andrea J Clayton and
Fredy L Clayton or a tenant or tenants and said
property is more commonly known as 2222 Alton Frank Way, Dacula,
Georgia 30019. Should a
conflict arise between
the property address and
the legal description the
legal description will
control.
The sale will be conducted subject (1) to confirmation that the sale is
not prohibited under the
U.S. Bankruptcy Code
and (2) to final confirmation and audit of the sta-

tion and audit of the sta-tus of the loan with the holder of the security

tus of the loan with the holder of the security deed. RRA CP Opportunity Trust 2 as Attorney in Fact for Andrea J Clayton and Fredy L Clayton McCalla 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 276 OF THE STH DISTRICT OF GWINNETT COUNTY GEORGIA AND BEING LOT 33 BLOCK A OF GWINNETT COUNTY GEORGIA AND BEING LOT 33 BLOCK A OF BROOKTON STATION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 70, PAGE 154 OF GWINNETT COUNTY GEORGIA RECORDS. SUBJECT TO THAT CERTAIN SECURITY DEED FROM ANDREA J. CLAYTON AND FREDY L. CLAYTON AND FREDY L. CLAYTON CREGISTRATION SYSTEMS, INC.,

TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR WMC MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS, DATED NOVEMBER 14, 2006, AND RECORDED IN DEED BOOK 47307, PAGE 812, GWINNETT COUNTY, GEORGIA COUNTY, GEORGIA RECORDS. MR/chr 7/5/23 Our file no. 22-10335GA -FT17

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

Gpn11 gdp2104 STATE OF GEORGIA COUNTY OF GWIN-COUNTY OF GWINNETT
NOTICE OF SALE UNDER POWER
Pursuant to the power of sale contained in the Security Deed executed by JAMES JACKSON to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR HOME AMERICA MORTGAGE, INC. in the original principal amount of

INC. in the original principal amount of \$147,185.00 dated January 12, 2004 and recorded in Deed Book 36868, Page 250, Gwinnett County records, said Security Deed being last transferred to SELENE FINANCE LP in Deed Book 53336, Page 793, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cosh, before the Courthouse door in said County, or at such other place as lawfully designated, within the le-

9075 Foreclosures gal hours of sale, on July 05, 2023, the property in said Security Deed and described as follows: said Security Deed and described as follows:
ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 34 OF THE GITH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 53, BLOCK C, QUAIL HOLLOW EAST SUBDIVISION, UNIT THREE, AS PER PLAT RECORDED IN PLAT BEONG 46, PAGE 60, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN AND MADE REFERENCE HERETO.
Said property being known as: 2898 CORDITE LOOP SNEL-LYILLE, GA 30039 To the best of the undersigneds knowledge, the party or parties in possession of said property is/are JAMES JACKSON or tenant(s). The debt secured by said

or tenant(s). The debt secured by said security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees (notice of intent to collect of intent to collect of the following: (1) any outstanding advalorem 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 accurate survey and inspection of the property; and (4) any assessments, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Said sale will be conducted subject to the following: (1) confirmation and audit of the status of the Security Deed (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortage is as follows: Selene Finance LP 3501 Olympus Boulevard, 5th Floor, Suite 500 Dallas, TX 75019 877-788-3759

Dallas, TX 75019
877-788-3759
Note that pursuant to O.C.G.A. § 441-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT. THE COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. SELENE FINANCE LP, as Attorney-in-Fact for JAMES JACKSON Robertson, Anschutz, Schneid, Crane & Partners, PLLC 13010 Morris Rd.
Suite 450

Suite 450 Alpharetta, GA 30004 Phone: 470.321.7112 Firm File No. 23-118974 -LiV

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

such other location within the legal hours of sale on the first Wednesday in July, 2023, to wit: July 05, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 344 of the 5th District, Gwinnett County of the state of the sale of the sa

Georgia non-profit corporation recorded on September 22, 2010 in Deed Book 50284, page 505, Gwinnett County, Georgia records.

Tax Parcel ID No. R5344

this sale including attor-neys fees (notice of in-

neys fees (notice of in-tent to collect attorneys fees having been given). Said sale will be made subject to the following items which may affect the title to said property: All restrictive covenants, easements and rights-of-

All restrictive covenants, easements and rights-of-way appearing of record, if any, all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; all outstanding or unpaid bills and assessments for street improvements, curbing, garbage, water, sewage and public utilities which may be liens upon said property; and any outstanding taxes, assesments and other liens superior to the security

ments and other liens symperior to the security deed being foreclosed hereby. To the best knowledge and belief of the undersigned, the above-described property is in the possession of the borrower and/or other persons with the consent

persons with the consent and acquiescence of the

and acquiescence at the borrower.
Pursuant to O.C.G.A. §
44-14-162.2, the name, address and telephone number of the person or entity who shall have full authority to negotiate, amend, or modify all

GP112023, 06/28/2023.

GP111
gdp2105

NOTICE OF SALE UNDER POWER
STATE OF GEORGIA
GWINNETT COUNTY
By virtue of a power of
sale contained in a certain security deed from
Charmaine Graham to
Mortgage Electronic
Registration Systems,
Inc., as grantee, as nominee for Alcova Mortgage,
LLC, its successors and
assigns and recorded in
Book No. 5568, at Page
No. 0440 Gwinnett County
records given to secure a
note in the original note in the original amount of \$273,946.00 with interest on the unwith interest on the unpaid balance until paid, as last assigned to Freedom Mortgage Corporation by virtue of the assignment recorded at Book 60388 Page 00449 in the Gwinnett County records, the following described property will be sold at public outcry to the highest bidder for cash at the courthouse door of GWINNETT COUNTY, Georgia, or CUNTY, Georgia, or the legal hours of sale

District, Gwinnett County, Georgia, being Lot 5, Berry Springs F.K.A. Marlboro Subdivision, Unit I, as shown on plat recorded in Plat Book. 138, pages 66-68, Gwinnett County records, which said plat being incorporated herein by reference thereto. LESS AND EXCEPT The property conveyed to Berry Springs Property Owners' Association, Inc., a Georgia non-profit corporation recorded on

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) unaue 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) Tax Parcel ID No. R5344
087
Being real property commonly known as 2141
Marlborough Dr, Bethlehem, GA 30620.
The debt secured by the above-referenced security deed has been declared due because of the default in the payment of said debt per the terms of the note and other possible defaults by the borrower or the successor thereto. The debt remaining in default, this sale will be made for the purpose of paying the debt and all expenses of this sale including aftorany taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set aut above

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 iudicial 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 above.
PNC Bank, National Association as agent and Attorney in Fact for Lativia Ray-Alston and Wilbert W. Alston Aldridge Pite, LLP, Six Piedmont Center, 3325 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 33035, (404) 994-7400. 910 30305, (404) 994-7400.
1017-6161A
THIS LAW FIRM MAY
BE ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. 1017-6161A
06/07/2023, 06/14/2023,
06/11/2023, 06/18/2023.

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

Foreclosures terms of the above-de-scribed mortgage is as follows: Freedom Mortgage Corporation 951 W Yamato Road, Suite 175

Suite 175
Boca Raton, FL 33431
855-690-5900
The foregoing notwithstanding, nothing in
O.C.G.A. § 44-14-162.2
shall be construed to require Freedom Mortgage quire Freedom Mortgage Corporation to negotiate, amend, or modify the terms of the Security Deed described herein. Freedom Mortgage Cor-poration as Attorney in Fact for Charmaine Gra-ham

Fact for Charmaine Graham Attorney Contact: Miller, George & Suggs, PLLC 3000 Langford Road, Building 100 Peachtree Corners, GA 30071 Phone: 404-793-1447 Fax: 404-738-1558 Phone: 404-793-1447
FOX: 404-738-1558
23GA373-0027
THIS COMMUNICATION
IS FROM A DEBT COLLECTOR ATTEMPTING
TO COLLECT A DEBT.
ANY INFORMATION
OBTAINED WILL BE
USED FOR THAT PURPOSE.

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

Gpn11
gdp2106
NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Lativia Ray-Alston and Wilbert W. Alston to Mortgage Electronic Registration Systems, Inc., as grantee, as norminee for PHH Mortgage Corp (fka Cendant Mortgage Corp), its successors and assigns dated 2/18/2005 and recorded in Deed Book 41805 Page 60 Gwinnett County, Georgia records; as last transferred to or acquired by PNC Bank, National Association, conveying the after-described property to secure a Note in the original principal amount of \$1,290,657.00, 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 month unless said date falls on a Federal Holiday, in which case being the first Wednessday of said month), the following described property

following described property:
All that tract or parcel of land lying and being in Land Lots 159 and 160 of the 7th District, of Gwinnett Country, Georgia, being Lot 622, Block F, POD 7A of Sugarloaf Country Club, Phase III, as recorded in Plat Book 85, Pages 75-76, Gwinnett County, Georgia Records, which plat is in-

County, Georgia
Records, which plat is incorporated herein and
made a part hereof for a
more complete descrip-

more complete description.

This sale will be made subject to any right of the United States of America to redeem the hereinabove described property within 120 days from the sale date aforesaid, in order to satisfy certain outstanding federal tax liens.

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

MASTER PLAN BEING EXPRESSLY BY REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF. THE AFORESAID RESIDENCE HEREIN CONVEYED INCLUDES WITHOUT LIMITING, THE GENERALITY OF THE FOREGOING, AN UNDIVIDED 1.07 PERCENT INTEREST IN THE COMMON AREAS AND FACILITIES OF THE CONDOMINIUM KNOWN A NORTH DALE CONDOMINIUMS, IN SUCH PERCENTAGE AS HOWN ON THE AFORESAID DECLARATION. THIS CONVEYANCE IS SUBJECT TO ANY PROVISIONS OF SAID DECLARATION, THE BYLLOWS 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 Dead and by Isw. include Deed and by law, includ-ing attorneys fees (notice of intent to collect attor-

CONVEYANCE IS SUBJECT TO ANY PROVISIONS OF SAID DECLARATION, THE BY-LAWS
OF THE NORTHDALE
CONDOMINIUM ASSOCIATION OF RESIDENCE OWNERS, THE
MASTER PLAN AND
BUILDING PLANS AND
PLATS OF RECORDS
AND THE GRANTEE
ASSUMES AND
AGREES TO OBSERVE
AND PERFORM EACH
AND EVERY PROVISION OF SAID DOCUMINIUM UNITS ARE
RESTRICTED TO THE
RESIDENTIAL USE
ONLY AND MAY NOT
BE LEASED FOR A PERIOD OF LESS THAN
THERE (3) MONTHS
THE USE OF SAID
UNIT IS FURTHER RESTRICTED BY THE
TERMS OF SAID DECLARATION, WHICH IS
INCORPORATED
HEREIN BY REFERENCE.
Said property being
known gs: 386 NORTHDALE CT
LAWRENCEVILLE, GA
30046 ing attorneys fees (notice of intent to collect attorneys fees having been given).

Said property is commonly known as 2813

Thurleston Lane, Duluth, GA 30097 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Lativia Ray-Alston and Wilbert W. Alston or tenants.

PHH Mortagae Corporation is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortagae. 30046 To the best of the under-

mortgage.
PHH Mortgage Corporation 1661 Worthington Rd

tion 1661 Worthington Ka Suite 100 West Palm Beach, FL 33409 (800) 750-2518 Note, however, that such entity or individual is not required by law to nego-tiate, amend or modify the terms of the loan.

session of said property is/are VIRINI JACKSON or tenant(s). The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees (notice of intent to collect attorneys fees having been given). Said property will be soubject to the following: (1) any outstanding advalorem taxes (including taxes which are at the (1) any outstanding at 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 accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the Security Deed for the Security need to support the same property.

signeds knowledge, the party or parties in pos-session of said property is/are VIRINI JACKSON

and audit of the status of the loan with the holder of the Security Deed. The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:
Nationstar Mortgage
LLC d'Ma Mr. Cooper 8950 Cypress Waters
Blvd. Blvd.

Blvd.
Coppell, TX 75019
1-888-480-2432
Note that pursuant to
O.C.G.A. § 44-14-162.2, the
above individual or entity is not required by law
to negotiate, amend, or
modify the terms of the
mortage. modify the terms of the mortgage.

THIS LAW FIRM IS ACTING AS A DEBT.
COLLECTOR ATTEMPTING TO COLLECTOR ATTEMPTING TO COLLECTOR AND TAINED MAY BE USED FOR THAT PURPOSE.
NATIONSTAR MORTGAGE LLC,
as Attorney-in-Fact for VIRINI JACKSON
Robertson, Anschutz, Schneid, Crane & Part-

Foreclosures 9075 Foreclosures Gpn11 gdp2107 STATE OF GEORGIA COUNTY OF GWIN-NETT ners, PLLC 13010 Morris Rd. Suite 450 Alpharetta, GA 30004 Phone: 470.321.7112 Firm File No. 23-114913 – NOTICE OF SALE UN-05/31/2023, 06/07/2023, 06/21/2023,

06/14/2023, 06/28/2023. Gpn11 gdp2117

NETT
NOTICE OF SALE UNDER POWER
Pursuant to the power of sale contained in the Security Deed executed by VIRINI JACKSON to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR UNITED WHOLESALE MORTGAGE in the original principal amount of \$92,150.00 dated December 14, 2018 and recorded in Deed Book 56354, Page 568, Gwinnett County records, said Security Deed being last transferred to NATIONSTAR MORTGAGE LLC in Deed Book 60595, Page 250, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said Courty, or at such other place as lawfully designated, within the legal hours of gdp2117

NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Shekinah B.
Carter-Frazier F/K/A
Shekinah B. Carter and
Tony Frazier to Mortgage Electronic Registration Systems, Inc., as
grantee, as nominee for
Quicken Loans Inc., its
successors and assigns,
dated October 15, 2012,
recorded in Deed Book
51753, Page 1, Gwinnett
County, Georgia Records
and as modified by that
certain Loan Modification Agreement recorded IN ON SIGNATURE PROPERTY

SI IOMIUITY DESCRIPTION OF AND THE PROPERTY

FOR THESE LANDS

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FRONT OWNERSHIP UNDER

PROVISIONS OF THE

GEORGÍA APART
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PROVISIONS OF THE

GEORGÍA APART
MENT OWNERSHIP

ACT BY DECLARATION

OF NORTHDALE CON
DOMINIUMS, RECORD
ED MAY 29, 1973, IN

DEED BOOK 670,

GWINNETT COUNTY,

GEORGÍA THE PRE
CISE PROPERTY

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MENT THEREOF AND

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MAY 6, 1973, AND

RECORDED AMEND
MAY 7, 1973, AND

RECORDED AMEND
MAY 6, 1973, AND

RECOR certain Loan Modifica-tion Agreement recorded in Deed Book 56094, Page 290, Gwinnett County, Georgia Records, as last transferred to U.S. Bank Trust, N.A., as Truste for LSRMF MH Master Participation Trust II by assignment recorded in Deed Book 57706, Page 593, Gwinnett County, Georgia Records, con-Deed Book 57706, Page 593, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SIXTY-EIGHT THOUSAND SIX HUNDRED TWENTY-FIVE AND 0/100 DOLLARS (\$168,625.00), 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 described property:

scribed property:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HERE-MADE A PART HERE-OF
The debt secured by said
Security Deed has been
and is hereby declared
due because of, among
other possible events of
default, failure to pay the
indebtedness as and

default, failure to pay the indebtedness as and when due and in the manner provided in the 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 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, encum-

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.

against the above-named or the undersigned. U.S. Bank Trust National Association, not in its in-dividual capacity, but solely as Trustee of LSRMF MH Master Par-LSRMF MH Master Participation Trust II 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: Fay Servicing, LLC, 425 S. Financial Place, Suite 2000, Chicago, IL 60605, 800-495-7166.

495-7166.
Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.
To the best knowledge and belief of the undersigned, the party in posession of the property is Shekinah B. Carter-Fraier FK/K/A Shekinah B.

zier F/K/A Shekinah B. Carter or a tenant or ten-ants and said property is ants and said property is more commonly known as 295 Laurelton Cir, Lawrenceville, Georgia 30044. 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 confirma-

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 Older deed.
U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSRMF MH Master Particles Trust II

LSRMF MH Master Porticipation Trust II as Attorney in Fact for
Shekinah B. Carter-Frazier F/K/A Shekinah B. Carter and Tony Frazier
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A
Tox Id Number(s) R5046
471
Land Situated in the

Tox Id Number(s) R5046
471
Land Situated in the
County of Gwinnett in
the State of GA
ALL THAT TRACT OR
PARCEL OF LAND LYING AND BEING IN
LAND LOT 46, 571 DISTRICT, GWINNETT
COUNTY, GEORGIA
AND SHOWN AS LOT 26,
BLOCK A, PHASE 1,
UNIT 1, LAURELTON
SUBDIVISION, IN ACCORDANCE WITH A
PLAT OF SAID SUBDIVISION RECORDED AT
PLAT BOOK 114, PAGES
149-150, GWINNETT
COUNTY, GEORGIA
RECORDS, SAID PLAT
IS INCORPORATED
HEREIN FOR A MORE
COMPLETE DESCRIPTION.
Commonly known as: 295

COMPLETE DESCRIPTION.
Commonly known as: 295
Laurelton Cir,
Lawrenceville, GA 30044
MR/mac 75/23
Our file no. 23-11710GA FT18
06/07/073. 06/14/2023 FT18 06/07/2023, 06/14/ 06/21/2023, 06/28/2023. 06/14/2023,

Gpn11 GPNII 9dp2120 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale con-tained in a Security Deed

the Power of Sale contained in a Security Deed given by Marcus L Bryant to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Quicken Loans Inc., its successors and assigns, dated June 23, 2017, recorded in Deed Book 55221, Page 0886, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 8797 Page 814 Gwinnett recorded in Deed Book 59797, Page 814, Gwinnett County, Georgia Records, as last trans-ferred to Quicken Loans,