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 aftorney'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 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 dis-closed by an accurate closed by an accurate survey and inspection of 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 on an "as-is" basis without any representation, warranty or recourse against the above-named

against the above-named or the undersigned. Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

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: Rocket Mortgage, LLC, 1050 Woodward Avenue, Detroit, MI 48226, 734-805-7125.
Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

The loan; The terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is Marcus L Bryant or a tenant or tenants and said property is more commonly known as 3411 Donegal Way, Snellville, Georgia 30039. Should a conflict arise between the property address and the legal description the 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 status of the loan with the holder of the security deed.

deed. Rocket Mortgage, LLC Kocket Mortgage, LLC fl/ka Quicken Loans Inc. as Attorney in Fact for Marcus L Bryant McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076

www.foreclosurehot-

EXHIBIT A
All that tract or parcel of land lying and 'being in Land Lot 15 of the 6th Land District, Gwinnett County, Georgia, and being Lot 9, Block C, Unit Three of Lochwolde Subdivision all as more particularly shown on plat of said subdivision recorded at Plat Book 42, Page 43, Gwinnett County Plat at Plat Book 42, Page 43, Gwinnett County Plat Records which plat is incorporated herein by reference thereto for a more complete description of said lots. Subject Property Address: 3411 Donegal Way, Snellville, GA 30039 Parcel ID: R6015 097 MR/chr 7/5/23 Our file no. 23-11513GA FT1 06/07/2023, 06/14/2023,

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

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

GP11125, GW.602023.

GP111
gdp2121

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by S. Darlene Smallwood to BANK OF AMERICA, N.A. dated 1272/12000 and recorded in Deed Book recorded in Deed Book 21948 Page 235 Gwinnett County, Georgia records; as last transferred to or acquired by Select Portfolio Servicing, Inc., conveying the after-described property to secure a Note in the original principal arguing of the county of the coun nal principal amount \$91,999.00, 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 \$91,999.00, with interes door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on July 5, 2023 (be-ing the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednes-day of said month), the following described prope-erty:

erty:
ALL THAT TRACT OR
PARCEL OF LAND LYING AND BEING IN
LAND LOT 322 OF THE ING AND BEING IN LAND LOT 322 OF THE 6TH DISTRICT, GWIN-METT COUNTY, GEORGIA, AND BEING KNOWN AS BUILDING 12, UNIT E, PHASE II OF WOODHAVEN AT CHATTAHOOHEE CROSSING AS SHOWN ON PLAT RECORDED AT PLAT BOOK 28, PAGE 124, REVISED AT PLAT BOOK 36, PAGE 7, GWINNETT COUNTY, GEORGIA RECORDS WHICH PLAT BY REFERCE IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE FOR A MORE DE TAILED DESCRIPTION. The debt secured by said The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

Foreclosures

Said property is commonly known as 4120 Quincey Lane, Duluth, GA 30096 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): S. Darlene Smallwood or tenant or tenants. Select Portfolio Servicing, Inc. is the entity or individual designated who shall have full authority to negotiate, 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 negotiate, amend or modify the terms of the loan.

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 grainst the property. lien 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 dove. 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 9-13/2-1, 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 immediates lien against the property whether due and payable

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

Select Portfolio Servicing, Inc. as agent and Attorney in Fact for S. Darlene Smallwood Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1012-15031A

THIS LAW FIRM MAY DE ALTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION US. TAINED WILL BE USED FOR THAT PURPOSE. 1012-15031A

66/07/2023, 06/18/2023.

Gpn11 gdp2125 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY

COUNTY
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Brad Platt and
Christine M Platt to Wachovia Bank, National
Association, dated October 24, 2005, recorded in
Deed Book 45209, Page
176, Gwinnett County,
Georgin Records, con-176, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THIRTY-EIGHT THOUSAND ONE HUNDRED SEVENTY AND 0/100 DOLLARS (\$138,170.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-

to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Wednesday in July, 2023, the following described property:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said

Ine 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 detault, rnis 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 assesments, liens, encumprances, zoning ordinances, restrictions, covenants, and any matnances, 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

against the above-named or the undersigned. Wells Fargo Bank, N.A., S/B/M to Wachovia Bank, National Association is the holder of the Security Deed to the property in accordance with OCGA§ 44-14-16/2. The entity that has full authority to negotiate, and modify all terms of the mortgage with the debtor is: Wells

amend, and modify all terms of the mortgage with the debtor is: Wells Fargo Bank, N.A., PO Box 10335, Des Moines, IA 50306, 1-800-416-1472. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Brad Platt and Christine M Platt or a tenant or tenants and said property is more commonly known as 283 Caldecote Court, Sugar Hill, Georgia 30518. 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

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.

holder of the security deed.
Wells Fargo Bank, N.A., S/B/M to Wachovia Bank, National Association as Attorney in Fact for Brad Platt and Christine 

9075 Foreclosures

line.net
EXHIBIT A
ALL THAT CERTAIN
PROPERTY SITUATED
IN THE CITY OF SUGAR HILL IN THE COUNTY OF GWINNETT AND
STATE OF GEORGIA
AND BEING DESCRIBED IN A DEED
DATED 05/30/2001 AND
RECORDED 07/23/2001
IN BOOK 23904 PAGE
167 AMONG THE LAND
RECORDS OF THE
COUNTY AND STATE
SET FORTH ABOVE
AND REFERENCED AS
FOLLOWS: LOT 101,
BLOCK A, LANDLOT
319, DISTRICT 7, SUBDIVISION LENCX PARK,
PLAT BOOK 76, PLAT
PAGE 96. PARCEL ID
NUMBER: R7319-271
MR/CQ 7/5/23
UPL file no. 23.1178/GA -

MR/ca 7/5/23 Our file no. 23-11728GA -FT5 06/07/2023, 06/14/2023, 06/21/2023, 06/28/2023.

opp118
NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Elizabeth T Abidakun to Bank of America, N.A. dated 730/2008 and recorded in Deed Book 49004 Page 452 Gwinnett County, Georgia records; as last transferred to or acquired by U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust, conveying the after-described property to secure a Note in the original principal amount of \$415,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of said 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.

doy of said month), the following described property:
All that tract or parcel of land lying and being in Land Lot 179 and 184 of the 7th District, Gwinnett County, Georgia, being Lot 302, Block A, Hidden Falls Subdivision, Phase 3. As per plat recorded in Plat Book 101, Page 283-286, Gwinnett County, Georgia records, which recorded plat is incorporated herein by this reference and made a part of this description Said property being known as 3415 Hidden Shoals Rd, NE according to the present system of numbering property in Gwinnett County, Georgia. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and 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 aftorneys fees (notice of intent to collect attorneys fees having been given).

Said property is company to the property is company.

neys rees naving been given).
Said property is commonly known as 3415
Hidden Shoals Rd, Buford, GA 30519-4549 together with all fixtures gether 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): Elizabeth Abidakun or tenant or tenants.

tenants.
Selene Finance, LP is the entity or individual desentity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

Selene Finance, LP 3501 Olympus Blvd 5th Floor, Suite 500 Dallas, TX 75019 1-877-735-3637

Note, however, that such entity or individual is not 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) unposid warter cer course. paid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable or not yet due and payable 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

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 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.

dove.
U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition for RCF 2 Acquisition Trust as agent and Attor-ney in Fact for Elizabeth T Abidakun Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Geor-gia 30305, (404) 994-7400. 1078-1954

10/8-195A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR AT-EMPTING TO COL-ECT A DEBT. ANY IN-FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. 1078-195A 06/07/2023, 06/14/2023, 06/21/2023, 06/28/2023.

Gpn11 gdp2129 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale con-tained in a Security Deed given by Nelson G Apara to Navy Federal Credit Union, dated February 2, 2007, recorded in Deed Union, dated February 2, 2007, recorded in Deed Book 47545, Page 350, Gwinnett County, Georgia Records, conveying the offer-described property to secure a Note in the original principal amount of TWO HUNDRED EIGHT THOUSAND TWO HUNDRED

FIFTY AND 0/100 DOL LARS (\$208,250.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Wednesday in July, 2023, the following described property:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Foreclosures

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
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 groperty will be sold

§ 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 accurate survey and inspection of the property, any assess-

survey dila inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Navy Federal Credit Union is the holder of the Security Deed to the property in accordance with OCGA \$ 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Navy Federal Credit Union. 20 Follin Lane, Vienna, VA 22180, (800) 258-5948. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledg and belief of the undersigned, the porty in possession of the property is 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 more commonly known as 2416. Sterling Manor Dr, Buford, Georgia 30518. Should a conflict arise between the property address and the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

Union
as Attorney in Fact for
Nelson G Apara
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A
All that tract or parcel of

All that tract or parcel of land lying and being in Land Lot 333 of the 7th District, Gwinnett Coun-District, Gwinnett County, Georgia, being Lot 14, Block A, Windsor at Lanier Subdivision, Unit One, as per plat recorded in Plat Book 88, Page 166, Gwinnett County, Georgia Records, said plat being incorporated herein and made reference hereto. MR/chr 7/5/23
Our file no. 5707713 - FT8 06/07/2023, 06/14/2023,

06/07/2023, 06/14/2023, 06/21/2023, 06/28/2023. Gpn11 gdp2130 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY

Pursuant to the Power of Sale contained in a Secu-Sale contained in a Security Deed given by Jerry Tucker to Wells Fargo Bank, NA dated 6/20/2013 and recorded in Deed Book 52374 Page 0671 Gwinnett County, Georgia records; as last transferred to or acquired by Wells Fargo Bank, N.A., conveying the after-described property to secure a Note in the original principal erty to secure a Note in the original principal amount of \$106,625.00, with interest at the rate specified therein, there will be sold by the undersigned of public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county). 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:

ady of said month, me following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN
LAND LOT 2 OF THE THE DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK T, PAGE 57A, RECORDS OF GWINNETT COUNTY, GEORGIA, WHICH PLAT IS BY REFER ENCE INCORPORATED HEREIN AND MADE A PART HEREOF. The debt secured by said sold is hereby declared due because of, among other possible events of default follurs to not the

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 repuided in the Security. provided in the Security Deed and by law, includ-ing attorneys fees (notice

ing attorneys fees (notice of intent to collect attorneys fees having been given). Said property is commonly known as 2454 Regal Court, Lawrenceville, GA 30044 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 belief of the undersigned, the party (or parties) in possession of the subject property is (are): ExterNelleis of Jerry Tucker or tenant or tenants. Wells Fargo Bank, NA is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

fy all terms of the mort-gage.
Wells Fargo Bank, NA Loss Mitigation 3476 Stat-eview Boulevard Fort Mill, SC 29715 1-800-678-7986 Note, however, that such entity or individual is not required by law to nego-

Foreclosures 9075 Foreclosures 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 lian but not yet tion as agent and Attorney in Fact for Michael Williams and Jetrina Williams 9075

Foreclosures

signment, conveying the after described property to secure a Note of even date in the original prin-

to secure a Note of even date in the original principal amount of \$182,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the GWINNETT County Courthouse within the legal hours of sale on the first Wednesday in July, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 306, 5TH DISTRICT, GWINNETT COUNT, GEORGIA, BEING LOT 86, BLOCK C, FAIR MONT ON THE PARK, UNIT 6B, AS PER PLAT RECORDED IN PLAT BOOK 111, PAGES 101 103, GWINNETT COUNTY RECORDED IN PLAT BOOK 111, PAGES 101 103, GWINNETT COUNTY RECORDED IN PLAT BOOK 111, PAGES 101 103, GWINNETT COUNTY RECORDED IN PLAT BOOK 110, GWINNETT COUNTY RECORDED IN PLAT BEING INCORPORATED HEREIN BY REFERENCE THERETO. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness and when due and in

to pay the indebtedness as and when due and in

9075

FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. 1017-6130A 06/07/2023, 06/14/2023, 06/21/2023, 06/28/2023.

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 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 iudicial and non-iudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not provided until final confirmation and audit of the status of the loan as provided immediately Gpn11 the status of the loan as provided immediately above.

Wells Fargo Bank, N.A. as agent and Attorney in Fact for Jerry Tucker Aldridge Pite, LLP, Six Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1000-17889A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1000-17889A

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

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

Gpn11

Gpn11
gdp2131
NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Michael Williams and Jetrina Williams to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for GMAC Mortgage Corporation, its successors and grantee, as nominee for GMAC Mortgage Corporation, its successors and assigns dated 6/26/2006 and recorded in Deed Book 46/39 Page 530 and modified at Deed Book 50/31 Page 739 and further modified at Deed Book 50/31 Page 739 and further modified at Deed Book 50/321 Page 8/31 and again modified at Deed Book 50/821 Page 8/11 Gwinnett County, Georgia records; as last transferred to or acquired by PHH Mortgage Corporation, conveying the after-described property to secure a Note in the original principal amount of \$173,565.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on July 5, 20/23 (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:

All that tract or parcel of the land living and being in

following described property:
All that tract or parcel of land lying and being in Land Lot 4, of the 6th District of GWINNETT. County, Georgia, being Lot 66, Block A", Lakeside Ridge Subdivision, Unit Two, as per plat recorded in Plat Book 99, Page 30, GWINNETT Gworgia Records, which recorded plat is incorporated herein and made a part hereof by reference and being known as 4105 Waters known as 4105 Waters End Lane, Snellville, Georgia 30039, according

to the present system of numbering houses in GWINNETT County, GWINNETT County, Georgia.
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed.
The debt remaining in Note and Security Deed.
The debt remaining in
default, this sale will be
made for the purpose of
paying the same and all
expenses of this sale, as
provided in the Security
Deed and by law, including attorneys fees (notice
of intent to callect attorneys fees having been
given).

or intern to contect differency fees having been given). Said property is commonly known as 4105 Waters End Lane, Snellville, GA 30039 together with all fixtures and personal property attached to and constituting a part of 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): Michael Williams or tenant or tenants.

ant or tenants.
PHH Mortgage Corporation is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortage

mortgage.
PHH Mortgage Corporation 1661 Worthington Rd
Suite 100 West Palm
Beach, FL 33409 (800)
750-2518
Note, however, that such
entity or individual is not
required by law to 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) unpoid water or sewage
bills that constitute a lien
against the property
whether due and payable
or not yet due and
payable and which may
not be of record, (c) the
right of redemption of
any taxing authority, (d)
any matters which might
be disclosed by an accurate survey and inspection of the property, and
(e) any assessments,
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 stand

above. PHH Mortgage Corpora-

Gpn11
gdp2244

Notice of Sale Under
Power. State of Georgia,
County of GWINNETT.
Under and by virtue of
the Power of Sale contained in a Deed to Secure Debt given by BEVERLY M HUNT to
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
(MERS) AS NOMINEE
FOR GREEN TREE
SERVICING LLC, dated
037242014, and Recorded
on 04/08/2014 as Book No.
52859 and Page No. 0765,
GWINNETT County,
Georgia records, as last tion and audit of the status of the loan with the
holder of the Security
Deed. Pursuant to
O.C.G.A. Section 9-13172.1, 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. GWINNETT County,
Georgia records, as last
assigned to U.S. BANK
NATIONAL ASSOCIATION, AS INDENTURE
TRUSTEE ON BEHALF
OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST
2021 F, MORTGAGE
BACKED SECURITIES,
SERIES 2021 F (the Secured Creditor), by as-

Williams
Aldridge Pite, LLP, Six
Piedmont Center, 3525
Piedmont Road, N.E.,
Suite 700, Aftlanta, Georgia 30305, (404) 994-7400.
1017-6130A
THIS LAW FIRM MAY
BE ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE

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NOTICE OF SALE UNDER POWER

GEORGIA, GWINNETT

COUNTY

Under and by virtue of
the Power of Sale contained in a Security Deed
given by Norman Leo
Buckley, III to Mortgage
Electronic Registration
Segrattee, as nominee for
SunTrust Mortgage, Inc., as
grantee, as nominee for
SunTrust Mortgage, Inc.,
its successors and assians, dated March 28,
2018, recorded in Deed
Book 55787, Page 717,
Gwinnett County, Georgia Records, as last
transferred to Federal
Home Loan Mortgage
Corporation, as Trustee
for the benefit of the
Freddie Mac Seasoned
Loans Structured Transaction Trust, Series 20211 by assignment recorded in Deed Book 60473,
Page 26, Gwinnett County, Georgia Records,
conveying the after-described property to secure a Note in the originol principal amount of
TWO HUNDRED THOU
LARS (\$200,000,00), with
interest thereon as set
forth therein, there will
be sold at public outcry
to the highest bidder for 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 ANTACHED HERETO AND MADE A PART HERE-OF

The debt secured by said The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including aftorney'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 assesssurvey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any mathers of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

against the above-named or the undersigned. Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2021-1 is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loans Carriers with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6059.

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 knowledg and belief of the undersigned, the party in possession of the property is Norman Leo Buckley, III and Melissa Esther Tapia or a tenant or tenants and said property is more commonly known as 3656 Sweet Breeze Way, Loganville, Georgia 30052. Should a conflict arise between the property address and the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. Federal Home Loan

Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Sea-soned Loans Structured Transaction Trust, Series 2021-1

Transaction Trust, Series 2021-1 as Attorney in Fact for Norman Leo Buckley, III 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 194 of the 5th District, Gwinnett County, Georgia, being Lot 6, Black G, Willowwind Park Subdivision, Unit Two, Phase Two, as per plat recorded in Plat Book 80, Page 299, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a part of this description. Said property being known as 3656 Sweet Breeze Way according to the present system of numbering Jobo Sweet Breeze way according to the present system of numbering property in Gwinnett County, Georgia. MR/mac 7/5/23 Our file no. 23-11754GA -FT7

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

as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attorneys torneys fees (notice of intent to collect attorneys fees having been given).
U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021 F, MORTGAGE BACKED SECURITIES, SERIES 2021 F, blids, beginning the series of the series o 2021 F holds the duly endorsed Note and is the current assignee of the Security Deed to the Security Deed to the property. GREGORY FUNDING LLC, acting on behalf of and, as necessary, in consultation with U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021 F, MORTGAGE BACKED SECURITIES, SERIES 2021 F (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2 GREGORY FUNDING LLC may be contacted at: GREGORY FUNDING LLC May be contacted at: GREGORY FUNDING LLC, P.O. BOX 230579, TIGARD, OR 97281, 866 712 5698. Please note that, pursuant to O.C.G.A. § 44 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 2682 CARLETON GOLD RJ. WHINT or tenant/tenants. Said property will be sold subject to (a) any matters which are a lien, but not yet due and payable), (b) any matters which mish be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of certain procedures regarding the rescission of judicial and nonijudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021 F, MORTGAGE BACKED SECURITIES, SERIES 2021 F as Attorney in Fact for BEVERLY M HUNT. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECTOR ATTEMPTING 6/7 14 21 28 2023 Gpn11
gdp2257
Notice of Sale Under
Power. State of Georgia.
County of GWINNETT.
Under and by virtue of
the Power of Sale contained in a Deed to Secure Debt given by
JAIROL A GRATEROL
NIEVES. A MARRIED
PERSON AND YAMARY
C. HERNANDEZ to
WELLS FARGO BANK,
N.A. , dated 0201/2013,
and Recorded on
20/13/2013 as Book No.
52012 and Page No. 0278,
GWINNETT County,
Georgia records, as last

2012 and Poge No. 0278,
GWINNETT County,
Georgia records, as last
assigned to WELLS
FARGO BANK, N.A.
(the Secured Creditor),
by assignment, conveying the after described
property to secure a
Note of even date in the
original principal amount
of \$148,428.00, with interest at the rate specified
therein, there will be
sold by the undersigned
at public outcry to the
highest bidder for cash
at the GWINNETT County Courthouse within the
legal hours of sale on the
first Wednesday in July,
2023, the following described property: ALL
THAT TRACT OR PARCEL OF LAND LYING
AND BEING IN HOG
MOUNTAIN GMD 444,
GWINNETT COUNTY,
GEORGIA, AND BEING
LOT 13, BLOCK G, MARLOWE ESTATES SUB-GEURGIA, AND BEING
LOT 13, BLOCK G, MARLOWE ESTATES SUBDIVISION, UNIT 1, AS
PER PLAT RECORDED
IN PLAT BOOK 95,
PAGE 72, GWINNETT
COUNTY, GEORGIA PAGE 72, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORTED HEREIN AND MADE A PART HERE-OF BY REFERENCE FOR A MORE DETAILED DESCRIPTION. The debt secured by said Deed to Secure Debt 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 Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in GEORGIA

Foreclosures the Deed to Secure Debt and by law, including at-torneys fees (notice of in-tent to collect attorneys fees having been given). WELLS FARGO BANK, WELLS FARGO BANK, N.A. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. WELLS FARGO BANK, N.A., acting on behalf of and, as necessary, in consultation with WELLS FARGO BANK N.A. the current

with WELLS FARGO BANK, N.A. (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 4414162.2, WELLS FARGO BANK, N.A. and to C.G.A. § 54162.2, WELLS FARGO BANK, N.A. and STATEVIEW BLVD., FORT MILL, SC 29715, 800 288 3212. Please note that, pursuant to O.C.G.A. § 4414162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 2204 PIERCE WAY, BUFORD, GEORGIA 30519 is/are: JAIROLA 30519 is/are: JAIROLA AMARTIED PERSON AND YAMARY C. HERNANDEZ or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, encumbrances, covenants, etc. The sale

will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of iudicial and nonivulcial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. WELLS FAR-GO BANK, N.A. as Attorney in Fact for JAIROL A GRATEROL NIEVES, A MARRIED PERSON AND YAMARY C. HERNANDEZ. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000009803982 BARRETT DAFFIN RAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (9727) 341 5398. 6/714 21 28 2023

GPNILE (NZ) 341 3396.

67 14 21 28 2023

GPNIL 98 402259

NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from NEVILLE J
RICHARDS to MORT-GAGE ELECTRONIC
REGISTRATION SYS-TEMS, INC. AS NOMI-NEE FOR THE MONEY
SOURCE, INC. DSA ENDEADOR AMERICA
LOAN SERVICES, dated November 4, 2014, recorded November 10, 2014, in Deed Book 53225, Page 443, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Twe Hundred Fifty-

noriginal principal amount of Two Hundred Fifty-Four and Mundred Fifty-Four Amounts of Mundred Fifty-Four Amounts

the property is more commonly known as 4740 POLLY PL, SNEL-LVILLE, GA 30039. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all ex-

paying the same, all expenses of the sale, inpenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.
Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the

the above-named or the undersigned. The sale undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an undersigned.

would be disclosed by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the unedge and belief of the un-dersigned, the owner and party in possession of the property is NEVILLE J RICHARDS, JANIS A. RICHARDS, or tenants

(s). The sale will be conducted subject (1) to confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the sta-tus of the loan with the holder of the Security Deed.
The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Allied First Bank, SB dba Servbank, Loss Mitigation Dept., 3138 E. El-wood St., Phoenix, AZ 85034, Telephone Number: 866-867-0330. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured to require a secured to require a secured to require a secured to return of the mortgage instrument, ALLIED FIRST BANK, SB DBA SERVBANK as Attorney in Fact for NEVILLED JR ICHARDS THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PUR-

Foreclosures

9075

LAW. IF SO, ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.
Attorney Contact: Rubin
Lublin, LLC, 3145 Avalon
Ridge Place, Suite 100,
Peachtree Corners, GA
30071
Telephone Number:
(877) 813-0992 Case No.
TMS-18-03928-3
Ad Run Dates 06/07/2023,
06/14/2023, 06/21/2023,
06/28/2023

06/14/2023, 06/28/2023

GP18/2023

Gpn11
gdp2259

Notice of Sale Under
Power. State of Georgia,
Country of GWINNETT.
Under and by virtue of
the Power of Sale contained in a Deed to Secure Debt given by EDGINA T. SMITH to MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC. ("MERS"),
AS NOMINEE FOR
SUNTRUST MORTGAGE, INC. D/B/A SUN
AMERICA MORTGAGE,
ITS SUCCESSORS AND
ASSIGNS , dated
05/28/2004, and Recorded
00/04/2004 as Book No.
38518 and Page No. 0133,
AS AFFECTED BY
BOOK 53230, PAGE 643,
LOAN MODIFICATION
AGREEMENTS BOOK
52382, PAGE 301; BOOK
52382, PAGE 301; BOOK
52382, PAGE 301; BOOK
52382, PAGE 301; BOOK
52382, PAGE 497,
GWINNETT Country
Georgia records, as last
assigned to BANK OF BOOK 54770, PAGE 497, GWINNETT County, Georgia records, as last assigned to BANK OF AMERICA, N.A. (the Secured Creditor), by assignment, conveying the affer described property to secure a Note of even date in the original principal amount of \$171,150.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the GWINNETT County Courthouse within the legal hours of sale on the first Wednesday in July, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING

THAT TRACT OR PARCEL OF LAND LYING
AND BEING IN LAND
LOT 337 OF THE 4TH
DISTRICT, GWINNETT
COUNTY, GEORGIA,
BEING LOT 26, UNIT
TWO OF WYNTER
HAVEN SUBDIVISION
AS MORE CLEARLY
SHOWN ON THAT CER.
TAIN PLAT RECORD
ED AT PLAT BOOK 100,
PAGE 297 298, GWINNETT COUNTY, GEORGIA RECORDS, WHICH
PLAT IS INCORPORATED HEREIN AND GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. The debt secured by said Deed to Secure Debt 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 manner provided in the monner provided in the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). BANK OF AMERICA, N.A. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. JPMORGAN CHASE BANK, NATION, AL ASSOCIATION, acting on behalf of and, as necessary, in consultaing on behalf of and, as necessary, in consultation with BANK OF AMERICA, N.A. (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION may be contacted at: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION MILLIAM ASSOCIATION MILLIAM ASSOCIATION MILLIAM ASSOCIATION MILLIAM ASSOCIATION MILLIAM ASSOCIATION MILLIAM ASSOCIATION DRIVE, COLUMBUS, OH 43219, 866 550 5705. Please note that, pursuant to O.C.G.A. 4441442 2 the ing on behalf of and, as that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the un-

loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 3855 YOSEMITE PARK LANE, SNELLVILLE, GEORGIA 30039 is/are: EDGINA T. SMITH or tenant/frenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of O.C.G.A. Section 9 13
172.1, which allows for certain procedures regarding the rescission of iudicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. BANK OF AMERICA, N.A. as AFORMERICA, N.A. A

dison, Texas 75001 Tele-phone: (972) 341 5398. 6/7 14 21 28 2023 Gpn11

GPn11
gdp2270
NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
By virtue of a Power of
Sale contained in that
certain Security Deed
from VERONICA
BLAKEY to JPMORGAN
CHASE BANK N.A., dated March 24, 2008,
recorded April 1, 2008, in
Deed Book 48745, Page
0784, Gwinnett County,
Georgia Records, said