Lawrenceville, Georgia
30044. 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 status of the loan with the holder of the security deed.

Foreclosures

deed.
Carrington Mortgage
Services, LLC
as Attorney in Fact for
Freddy Martinez
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net

EXHIBIT A EXHIBIT A
All that tract or parcel of
land lying and being in
Land Lot 48 of the 5th
District of Gwinnett
County, Georgia, being
Lot 3, Block E, The
Moorings at River Park,
Unit One, as per plat
recorded in Plat Book 54,
Page 13, Gwinnett County records, which plat is
incorporated herein by
this reference and made
a part hereof for a more a part hereof for a more complete description.

MR/iay 7/5/23 Our file no. 5361910 – FT17 05/31/2023, 06/07/2023,

Gpn11

Gpn11
gdp1972
NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Elizabeth Muoghalu to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for First Community Mortgage, Inc., its successors First Community Mortgage, Inc., its successors
and assigns dated
4/25/2016 and recorded in
Deed Book 54243 Page
638 Gwinnett County,
Georgia records; as last
transferred to or acquired by Wells Farge
Bank, N.A., conveying
the after-described property to secure a Note in Bank, N.A., conveying the after-described property to secure a Note in the original principal amount of \$150,350.00, with interest at the rate specified therein, there will be sold by the undersigned of public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on July 5, 2023 (being the first 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:

following described property:
ALL THAT TRACT OR
PARCEL OF LAND LY
ING AND BEING IN
LAND LOT 228 OF THE
STH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 29,
BLOCK A, SIERRA
RIDGE SUBDIVISION,
AS RECORDED IN
PLAT BOOK 94, PAGE
19-21, GWINNETT
COUNTY, GEORGIA
RECORDS, WHICH 19-21, COUNTY, RECORDS, RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HERE-OF BY REFERENCE. The debt secured by said security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and 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 aftorneys fees (notice of intent to collect aftorneys fees having been given).

given). Said property is commonly known as 1529 Sierra Ridge Place, Lo-ganville, GA 30052 to-gether with all fixtures gener 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 erty is (are): Estate/Heirs of Elizabeth Muoghalu or tenant or

Mudgitati of Terrain C. Henants. Wells Fargo Bank, NA is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortage.

gage.
Wells Fargo Bank, NA
Loss Mitigation 3476 Stateview Boulevard Fort
Mill, SC 29715 1-800-678-

Mill, SC 29715 1-800-678-7986
Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage 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 accus any matters which might be disclosed by an accube disclosed by an accu-rate survey and inspec-tion of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superi-or to the Security Deed first set out above.

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 recertain procedures regarding the rescission of judicial and non-judicial 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.

Wells Fargo Bank, N.A.

wells Fargo Bank, N.A. as agent and Attorney in Fact for Elizabeth Muoghalu Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1000-18130A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1000-18130A 66/07/2023, 06/12/2023, 06/1

Gpn11 gdp2019 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT

COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Shakoor Mintu to Mortgage Electronic Registration Systems, COUNTY

9075 Foreclosures 9075

Inc., as grantee, as nominee for Home America Mortgage, Inc., its successors and assigns Said property will be sold subject to any outstand-ing ad valorem taxes (incessors and assigns, dated October 18, 2006, recorded in Deed Book 47208, Page 239, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 54143, Page 432, Gwinnett County, Georgia Records, as last transferred to Towd Point Mortagae Trust cluding taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, 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. U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full cuthority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Selene Finance, 350 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019, 7136252034. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the porty in possession of the property is stan J Martin or a tenants and said property is more commonly known as 1043 Park Forest Dr NW, Lilburn, Georgia 30047. Should a conflict arise between the property address and the legal description will control. last transferred to Towd Point Mortgage Trust 2017-FRE2, U.S. Bank National Association, as Indenture Trustee by assignment recorded in Deed Book 57784, Page 812, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED THIRSTEEN THOUSAND SIX nai principal amount of TWO HUNDRED THIR-TEEN THOUSAND SIX HUNDRED FIFTY AND 0/100 DOLLARS (\$213,650.00), 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 MADE A PART HEREOF

OF The debt secured by said

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

en). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any mat-

and payable), the right of redemption of any taxing authority, any mathers which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumporances, 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. Towd Point Mortgage Trust 2017-FRE2, U.S. Bank National Association, as Indenture

tion, as Indenture Trustee is the holder of

Trustee is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, 888-818-6032.

Portfolio Servicing, Inc., 2017 S. Decker Lake Dr., 3017 S. Decker Lake

ed subject (1) to confir-mation that the sale is

not prohibited under the

not prohibited under fine U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.
Towd Point Mortgage Trust 2017-FRE2, U.S.

Trust 2017-FRE2, U.S. Bank National Associa-tion, as Indenture

Trustee

Trustee as Attorney in Fact for Shakoor Mintu 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 situate. Iving and

All that tract or parcel of load situate, Iving and being in Land Lot 267 of the 5th District of Gwinnett Country, Georgia, being Lot 25, Block A, Wolf Creek, Unit 5, as per plat recorded in Plat Book 110, Page 181-182, Gwinnett Country, Georgia records, which plat is incorporated herein and made a part hereof by reference.

MR/I.d 7/5/23
Our file no. 5669919 - FTI

MR/i.d 7/5/23 Our file no. 5669919 – FT1 06/07/2023, 06/14/2023, 06/21/2023, 06/28/2023.

GPN11 gdp2021 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY Gpn11

COUNTY
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Stan J Martin
and Drusilla Martin to
H&R Block Mortgage
Corporation, dated July
28, 2003, recorded in
Deed Book 34167, Page
191, Gwinnett County,
Georgia Records, as last
transferred to U.S. Bank
Trust National Association, not in its individual

Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust by assignment recorded in Deed Book 60529, Page 553, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of

nal principal amount of ONE HUNDRED

ONE HUNDRED
TWELVE THOUSAND
FIVE HUNDRED AND
0/100 DOLLARS
(\$112,500.00), with interest thereon as set forth
therein, there will be
sold at public outery to
the highest bidder for

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

OF The debt secured by said Security Deed has been

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 giv-

regain 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.
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 Attorney in Fact for Stan J Martin and Drusil-la Martin McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-line net line.net EXHIBIT A

EXHIBIT A
All that tract or parcel of
land lying and being in
Land Lot 174 of the 6th
bistrict, Gwinnett County, Georgia, being Lot 35,
Block B, Unit Four, Park
Forest, recorded in Plat
Book 23, Page 124, Gwinnett County, Georgia
records, said plat being
incorporated herein and
made reference hereto.
MR/meh 7/5/23
Our file no. 52808606 - F18
06/07/2023, 06/18/2023.

Gent1

GP111
gdp2029
NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY

GEORGIA, GWINNETT
COUNTY
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Shauwn D Eccleston to Mortgage
Electronic Registration
Systems, Inc., as
grantee, as nominee for
Southeast Mortgage of
Georgia, Inc., its successors and assigns, dated
October 31, 2016, recorded in Deed Book 54702,
Page 0820, Gwinnett
County, Georgia
Records, as last transferred to FirstBank by
assignment recorded in
Deed Book 60568, Page
869, Gwinnett County,
Georgia Records, con-869, Gwinnett County, Georgia Records, con-veying the after-de-scribed property to se-cure a Note in the origi-nal principal amount of TWO HUNDRED TWENnal principal amount of TWO HUNDRED TWENTY-TWO THOUSAND THREE HUNDRED AND 0/100 DOLLARS (\$222,300.00), with interset 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 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. 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).

§ 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 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 warranty or recourse against the above-named

against the above-named or the undersigned. FirstBank 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 mortage.

amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6059.
Note, however, that such 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 porty in possession of the property is Shauwn D Eccleston or a

session of the property is Shauwn D Eccleston or a tenant or tenants and said property is more commonly known as 3568 Lake End Drive, Loganville, Georgia 30052. 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 status of the loan with the holder of the security

deed.
FirstBank
as Attorney in Fact for
Shauwn D Eccleston
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A
All that tract or parcel of
land lying and being in
Land Lot 227 of the 5th
Distinct of Gwinnett
County, Georgia, being

Foreclosures

9075

Foreclosures

9075

Lana Lot 22/ of the 5th Distinct of Gwinnett County, Georgia, being Lot 327, Block D of Shannon Lake Subdivision, Phase I, as per plat recorded in Plat Book 132, pages 255-260, as re-recorded in Plat Book 133, pages 290-295, Gwinnett County, Georgia Records, which plat is made a part hereof and incorporated herein by reference.

reference.
MR/chr 7/5/23
Our file no. 23-11426GA FT7
06/07/2023, 06/14/2023,
06/21/2023, 06/28/2023.

Gpn11 gdp2030
NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Pursuant to the Power of Sale contrained in a Security Deed given by Pershia M Wilkins to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for BANK OF AMERICA, N.A., its successors and assigns dated 2/3/2011 and ass

LANE, LAWRENCEVILLE, GA 30044. 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 expenses of this sale, as provided in the Security

provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). Said property is commonly known as 832 Arbor Gate Ln Unit 804, Lawrenceville, GA 300448806 together with all fixtures and personal property attached to and constituting a part of 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): Pershia M Wilkins or tenant or tenants. Bank of America is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortagoge.

gage.
Bank of America Home
Loan Assistance Dept.
7105 Corporate Drive
Plano, TX 75024 (800)
669-6650 Plano TX 75024 (800) 669-6650 TX 75024 (800) 669-6650 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 dobve.

or 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 holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

BANK OF AMERICA, N.A. as agent and Attor-ney in Fact for Pershia M Wilkins Aldridge Pite, LLP, Six

Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Geor-gia 30305, (404) 994-7400. gia 30305. (404) 994-7400.
1016-5474A
THIS LAW FIRM MAY
BE ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. 1016-5474A
06/07/2023, 06/11/2023,
06/21/2023, 06/21/2023.

Foreclosures

9075

06/07/2023, 06/14 06/21/2023, 06/28/2023. Gpn11
gdp2031
STATE OF GEORGIA
COUNTY OF GWINNETT
NOTICE OF SALE UNDER POWER
Pursuant to the power of
sale contained in the Security Dead executed by sale contained in the Security Deed executed by EDDIE D. GILLAM, JR. AND KELLY W. GILLAM to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR MORTGAGE INVESTORS CORPORATION in the original principal amount of \$299,778.00 dated March 12, 2012 and recorded in

TION in the original principal amount of \$299,778.00 dated March 12, 2012 and recorded in Deed Book 51245, Page 292, Gwinnett County records, said Security Deed being last transferred to FREEDOM MORTGAGE CORPORATION in Deed Book 55117, Page 793, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on July 05, 2023, the property in said Security Deed and described as follows: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 188, OF THE TH DISTRICT GWINNETT COUNTY, GEORGIA, BEING LOT 11, BLOCK A, WESTLEIGH SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK 127, PAGES 56-57, GWINNETT COUNTY, GEORGIA, BEING LOT 11, RECORDED IN PLAT BOOK 127, PAGES 56-57, GWINNETT COUNTY, GEORGIA, BEING LOT 11, THE CORDED IN PLAT IS INCORPORATED HEREIN BY REFERENCE FOR A MORE COMPLETE DESCRIPTION.
Said property being known as: 1446 CLARE-CASTLE LN BUFORD,

TION.
Said property being known as: 1446 CLARE.
CASTLE LN BUFORD,
GA 30519

To the best of the undersigneds knowledge, the party or parties in possession of said property is/are EDDIE D.
GILLAM, JR. AND KELLY W. GILLAM or tenant(s).
The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees having been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including atvas which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which mish 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. Bankrupty Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. The name, address, and tabasbane unables of the status of the sales in the sales is not profit to the court of the Security Deed.

telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortages is as follows:

Freedom Mortgage Corporation poration 951 W Yamato Road, Suite 175

Boca Raton, FL 33431 855-690-5900 855-690-5900 Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or enti-ty is not required by law to negotiate, amend, or modify the terms of the

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. FREEDOM MORTGAGE CORPORATION, as Attorney-in-Fact for EDDIE D. GILLAM, JR. AND KELLY W. GILLAM Robertson, Anschutz,

GILLAM Robertson, Anschutz, Schneid, Crane & Part-ners, PLLC 13010 Morris Rd. Suite 450 Alpharetta, GA 30004 Phone: 470.321.7112 Firm File No. 23-113133 – DaG

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

tollowing described property:
All that tract or parcel of land lying and being in Land Lot 172, 6th District, Gwinnett County, Georgia, being Lot 11, Block D, Unit Two, Glenn Hills, as per plat recorded in Plat Book 26, Page 117, Gwinnett County, Records, which plat is

ty Records, which plat is hereby referred to and made a part of this de-

scription, being property known as 5170 Cold Springs Drive according to the present system of numbering houses in said county, as more particu-

Gpn11
gdp2032
NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Humberto Andrade De Leon to Mortgage Electronic Registration Systems, Registration Systems, Inc., as grantee, as nomi-nee for Vanderbilt Mortinc., as grantee, as nominee for Vanderbilt Mortage and Finance, Inc. DBA Silverton Mortage, its successors and assigns, dated 59/2019 and decorded in Deed Book 56596 Page 557 Gwinnett County, Georgia records; as last transferred to or acquired by PENNY-MAC LOAN SERVICES, LLC, conveying the after-described property to secure a Note in the original principal amount of \$175,750.00, with interest of 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, within the legal hours 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 Wednesday of said month), the following described property:

The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

Said property is commonly known as 4872 Arrowhead Trail, Lilburn, GA 30047 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): Daniel R Edwards or tenant or tenants.

mortgage.
PHH Mortgage Corporation 1661 Worthington Rd
Suite 100 West Palm
Beach, FL 33409 (800)
750-2518

Foreclosures 9075 Note, however, that such entity or individual is not required by law to nego-tiate, amend or modify the terms of the loan. larly shown on that cer-

larly shown on that certain plat of survey prepared by McClung Surveying Co., Inc., dated January 22, 1993. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and 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 aftorneys fees (notice of intent to collect aftorneys fees having been given).
Said property is commonly known as \$170 Cold Springs Nw, Lilburn, GA 30047 together with all fixtures and personal property attached and constituting a part

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): Humberto Andrade De Leon or tenant or tenants

or tenants.
PennyMac Loan Services, LLC is the entity or individual designated who shall have full authority. who shall nave tull au-thority to negotiate, amend and modify all terms of the mortgage. PennyMac Loas Mitiga-tion 3043 Townsgate Road #200, Westlake Vil-lage, CA 91361 1-866-549-3583 Note however, that such

provided immediately bove.
U.S. Bank National Association, as Trustee, successor-in-interest to Wachovia Bank National Association, as Trustee for GSMPS Mortgage Loan Trust 2004-3, Mortgage PassThrough Certificates, Series 2004-3 as agent and Attorney in Fact for Daniel R Edwards 3583
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 out-standing ad valorem tax-es (including taxes which are a lien, but not yet due and payable), (b) undue 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, tion 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;

ed subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.
PENNYMAC LOAN SERVICES, LLC as agent and Attorney in Fact for Humberto Andridge Pile, LLP, Six Piedmont Center, 3525 Piedmont Center, 352

GP11/2023, W6/26/2023.

GP111
gdp2038

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Daniel R Edwards to Mortgage Electronic Registration Systems, Inc., as grantee, as nomi-Registration Systems, Inc., as grantee, as nominee for Taylor, Bean, & Whitaker Mortgage Corp., its successors and assigns dated 12/18/2000 and recorded in Deed Book 21963 Page 123 and modified at Deed Book 59933 Page 239 Gwinnett County, Georgia records; as last transferred to or acquired by U.S. Bank National Association, as Trustee, successor-in-in-Trustee, successor-in-in-terest to Wachovia Bank Irustee, Successor-in-in-interest to Wachovia Bank
National Association, as
Trustee for GSMPS
Mortgage Loan Trust
2004-3, Mortgage PassThrough Certificates, Series 2004-3, conveying the
after-described property
to secure a Note in the
original principal amount
of \$117,093.00, 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, 2023 (being the first Tuesday of
said month unless said
date falls on a Federal 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-

fallowing described property:
All that tract or parcel of land lying and Being in Land Lot 100 of the 6th District, Gwinnett County, Georgia, Being Lot 13, Block A, Unit I, Cherokee West Subdivision, as per Plat Recorded in Plat Book 2, Page 222, Gwinnett County, Georgia Records, which Plat is Incorporated herein and made a Part hereof.

hereof. 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

4907 (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 to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage due and payable), (b) unpaid water or sewage
bills that constitute a lien
against the property
whether due and payable
or not yet due and
ayable 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,

tion 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-R Edwards or renant or tenants. PHH Mortgage Corpora-tion is the entity or indi-vidual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

9075 Foreclosures 172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

Navy Federal Credit Union as agent and Attorney in Fact for Danny Coleman 172.1, which allows for

Foreclosures

tiete, emend 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 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 dirst 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

tus of the loan with the

holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures 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

provided immediately

ract for Daniel R Edwards Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1017-6138A

Gpn11

Gpn11
sdp2040

NOTICE OF SALE UNDER, GWINNETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Danny Coleman to Navy Federal Credit Union dated 5/6/2017 and recorded in Deed Book 55129 Page 701 Gwinnett County,

Deed Book 55129 Page 701 Gwinnett County. Georgia records; as last transferred to or acquired by Navy Federal Credit Union, conveying the after-described property to secure a Note in the original principal amount of \$50,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for

signed 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, 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:

following described property:
ALL THAT TRACT OR
PARCEL OF LAND LY
ING AND BEING IN
LAND LOT 87 OF THE
STH DISTRICT, OF
GWINNETT COUNTY,
GEORGIA, BEING LOT
108, BLOCK B OF
NORTHFORKE PLANTATION, UNIT SIX, AS
PER PLAT THEREOF
RECORDED IN PLAT
BOOK 73, PAGE 248,
GWINNETT COUNTY,
GEORGIA, RECORDS,
WHICH PLAT IS INCOR-

BOOK 73, PAGE 248, GWINNETT COUNTY, GEORGIA, RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE FOR A MORE DETAILED DESCRIPTION; PPN- R5087 243 JANNY COLEMAN 1423 STRATFORD HALL COURT, GRAYSON GA 30017 THE PROPERTY IS LOCATED IN GWINNETT COUNTY AT 1423 STRATFORD HALL COURT, GRAYSON, GEORGIA 30017-2923. SALE IS SUBJECT TO SECURITY DEED RECORDED 1/29/2016 AT BOOK 54071 PAGE 00899. 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 rovoided in the Security Deed and by law, including attorneys fees having been given).

news fees having been given).
Said property is commonly known as 1423
Stratford Hall Court,
Grayson, GA 30017-2923
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): Danny Coleman or tenants.

Coleman or tenant or tenants.
Navy Federal Credit Union is the entity or individual designated who shall have full authority to negoticite, amend and modify all terms of the mortgage.
Navy Federal Credit Union Navy Federal Union Navy Federal Credit Union Eventa, VA 22180-4907 (888) 503-7102

neys fees having been

Onion as seein and arriver in Fact for Danny Coleman 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, 06/18/2023, 06/21/2022, 06/21/2022, 06/21/2022, 06/21/2022, 06/21/2022, 06/21

Gpn11

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Amina J Isom to Mortgoge Electronic Registration Systems, Inc., as grantee, as nominee for Milend, INC its successors and assigns dated 10/22/2018 and recorded in Deed Book 56/254 Page 00622 Gwinnett County, Georgia records; as last transferred to or acuired by MCLP Asset Company, Inc., conveying the after-described property to secure a Note in the original principal amount of Sall 400,00, 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, 2023 (being the first Tuesday of said month) unless said month unless said mont 1017-6138A
THIS LAW FIRM MAY
BE ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. 1017-6138A
06/07/2023, 06/18/2023,
06/21/2023, 06/28/2023.

monly known as 5109 Woodfall Dr SW, Lilburn, Woodfall Dr SW, Lilburn, GA 30047 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): Amina J Isom or tenant or ten-J Isom or tenant or ten-

ants. Selene Finance, LP is the entity or individual des-ignated who shall have full authority to negoti-ate, amend and modify all terms of the mort-

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
required by law to negotiate, amend or modify
the terms of the loan.
Said property will be sold
subject to: (a) any outstanding ad valorem taxes (including taxes which
are a lien, but not yet
due and payable), (b) unpaid water or sewage due and payable), (b) unpaid water or sewage
bills that constitute a
lien against the property
whether due and payable
or not yet due and
payable and which may
not be of record, (c) the
right of redemption of
any taxing authority, (d)
any matters which might
be disclosed by an accurate survey and inspec-

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 properticed 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. MCLP Asset Company, Inc. as agent and Attor-ney in Fact for Amina J

Isom Alldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1078-237A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OB-LECT A DEBT. ANY IN-FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. 1078-239A 06/07/2023, 06/14/2023, 06/21/2023, 06/28/2023.

Gpn11

Gpn11
gdp2085
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. dated 12/28/2006
and recorded in Deed
Book 47/465 Page 385
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 Aliax
Mortgage Loan Trust
2022-B, Mortgage-Backed
Securities, Series 2022-B,
conveying the after-described property to se-

cure a Note in the origi-nal principal amount of \$222,975.00, with interest at the rate specified therein, there will be sold by the undersigned 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, 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: erty: All that tract or parcel of land lying and being in Land Lot 113 of the 7th District, Gwinnett Coun-

Foreclosures

9075

ty, Georgia, and being identified and depicted as Unit 33, Building F, The Villages and Hunterest Condominium, together with all right, title and interest in the unit and the appurtenances thereto under that certain Declaration of Condominium recorded December 15, 2003, in Deed Book 36359, page 226, et sea, Gwinnett County records, (said Declaration, together with all exhibits thereto and as may be amended from time to time, being hereinafter referred to as the "Declaration"); 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 Hunterest Condominium. 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 aftorneys 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 of the undersigned, the party (or parties) in possession of the subject property and the subject property of the subject property and the subject p

erty is (are): Ingrid L Huff or tenant or ten

ants.
Gregory Funding LLC is
the entity or individual
designated who shall
have full authority to negotiate, amend and modify all terms of the mortgage. ants.

have tull authority to negotiate, amend and modify all terms of the mortagoge.
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 sublect to: (a) any outstanding ad valorem toxas (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 or not performed 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: not prohibited under the U.S. Bankruptcy Code;

U.S. Bankruptcy Code; and (2) final confirma 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 9-13172.1, 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.
U.S. Bank Trust Company, National Association,

o.s. Bank Trust Compo-ny, National Association, as Indenture Trustee on behalf of and with re-spect to Ajax Mortgage Loan Trust 2022-B, Mort-

Spect To Alax Molliguge
Loon Trust 2022-B, Mortgage-Backed Securities,
Series 2022-B as agent
and Attorney in Fact for
Ingrid 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
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. 1144-447A
06/07/2023, 06/14/2023,
06/21/2023, 06/28/2023.

06/07/2023, 06/14/ 06/21/2023, 06/28/2023. Gpn11 gdp2092 STATE OF GEORGIA COUNTY OF GWI NETT

NOTICE OF SALE UN-NOTICE OF SALE UNDER POWER
PUrsuant to the power of sale contained in the Security Deed executed by STEPHEN PAUL PALUSZAK AND NAOKO PALUSZAK to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR MID AMERICA MORTGAGE, INC. in the original principal amount of INC. in the original principal amount of \$412,886.00 dated January 26, 2021 and recorded in Deed Book \$8639, Page 151, Gwinnett County records, said Security Deed being last transferred to LOANCARE, LLC in Deed Book \$9521, Page 477, Gwinnett County records, the undersigned will sell at public outcry to the highest bider for cash, before the

signed 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 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 ING AND BEING IN LAND LOT 107 OF THE STH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 36, BLOCK A, KNOLLWOOD LAKES SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 83, PAGE 228 AND RESUSED PLAT RECORDED IN PLAT BOOK 102, PAGE 94, GWINNETT COUNTY, GEORGIA RECORDED PLAT RECORDED IN PLAT BOOK 102, PAGE 94, GWINNETT COUNTY, GEORGIA RECORDED PLAT RECORDED HAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DE-