9075

SCRIPTION. BEING THE SAME PROPERTY AS TRANS-FERRED BY DEED DATED 11/1/2009, RECORDED 11/1/2009, FROM DINESH CHA-TOTH AND MALINI CHATOTH, TO STEPHEN PAUL PALUSZAK AND NAOKO PALUSZAK, AS JOINT TENANTS WITH SURVIVORSHIP AND NOT AS TENANTS IN COMMON, FOR AND DURING THEIR JOINT LIVES, AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM, IN FEE SIMPLE, RECORDED IN BOOK 49805, PAGE 385. Said property being KNOWN GS: 1242 HIDDEN SPIRIT TRL AWRENCEVILLE, GA SCRIPTION.

Foreclosures

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LAWRENCEVILLE, GA

30045 To the best of the under-

To the best of the under-signeds knowledge, the party or parties in pos-session of said property is/are STEPHEN PAUL PALUSZAK AND NAOKO PALUSZAK 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 defnult, failure of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remain-ing in default, this sale will be made for the pur-pose of paying the same and all expenses of sale, including attorneys fees (notice of intent to col-lect attorneys fees hav-ing been given). Said property will be sold

Said property will be sold subject to the following: subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any matters which might be disclosed by an accu-rate survey and insperrate survey and inspec-tion of the property; and tion of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, re-strictions, covenants, and matters of record superi-or to the Security Deed first set out above. Said sale will be conduct-ed subject to the follow-ing: (1) confirmation that the sale is not pro-hibited under the U.S.

that the sale is not pro-hibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. The name, address, and telephone number of the individual or entity who has full authority to ne-goatiate, amend, and mod-ify all terms of the mort-gage is as follows: LoanCare, LLC

gage is as follows: LoanCare, LLC 3637 Sentara Way Virginia Beach, VA 23452 1-800-274-6600 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 mortagae. mortgage

THIS LAW FIRM IS THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COL-LECT A DEBT. ANY IN-FORMATION OB-TAINED MAY BE USED FOR THAT PURPOSE. LOANCARE, LLC, as Attorney-in-Fact for STEPHEN PAUL PALUSZAK AND NAOKO PALUSZAK Robertson, Anschutz,

NAOKO PALUSZAK Robertson, Anschutz, Schneid, Crane & Part-ners, PLLC 13010 Morris Rd. Suite 450 Alpharetta, GA 30004 Phone: 470.321.7112 Firm File No. 22-063469 -DaG

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

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

06/21/2023, 06/28/2023. Gpn11 gdp2103 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 Andrea J Clay-ton and Fredy L Clayton to Mortgage Electronic Registration Systems, Inc., as grantee, as nomi-nee for WMC Mortgage Corp., its successors and assigns, dated November 14, 2006, recorded in Deed Book 47307, Page 836, Gwinnett County,

Foreclosures 9075 ant or tenants and said property is more com-monly known as 2222 Alton Frank Way, Dacula, Georgia 30019. Should a conflict arise between

conflict arise between the property address and the legal description the legal description will control. The sale will be conduct-ed subject (1) to confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirma-tion and audit of the sta-tus of the loan with the tus of the loan with the holder of the security deed. RRA CP Opportunity

RKA CP Opportunity Trust 2 as Attorney in Fact for Andrea J Clayton and Fredy L Clayton McCalla Raywmer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-line.net

line.net EXHIBIT A

ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 276 OF THE STH DISTRICT OF GWINNETT COUNTY GEORGIA AND BEING LOT 33 BLOCK A OF BROOKTON STATION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 70, PAGE 154 OF GWINNETT COUNTY GEORGIA RECORDS. SUBJECT TO THAT CERTAIN SECURITY DEED FROM ANDREA J. CLAYTON AND FREDY L. CLAYTON TO MORGAGE ELEC-TRONIC REGISTRA-TION SYSTEMS, INC, AS GRANTEE, AS NOM-INEE FOR WMC MORT-GAGE CORP., ITS SUC-CESSORS AND AS SIGNS, DATED NOVEMBER 14, 2006, AND RECORDED IN DEED BOOK 47307, PAGE 812, GWINNETT COUNTY, GEORGIA RECORDS. MARCHT 75/23

RECORDS MR/chr 7/5/23 Our file no. 22-10335GA -FT17

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

Gpn11 gdp2104 STATE OF GEORGIA COUNTY OF GWIN-NETT

COUNTY OF GWIN-NETT NOTICE OF SALE UN-DER POWER Pursuant to the power of sale contained in the Se-curity Deed executed by JAMES JACKSON to MORTGAGE ELEC-TRONIC REGISTRA-TION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR HOME AMERICA MORTGAGE, INC. in the original prin-cipal amount of

AMERICA MORTGAGE, INC. in the original prin-cipal amount of \$147,183.00 dated January 12, 2004 and recorded in Deed Book 36868, Page 250, Gwinnett County records, said Security Deed being last trans-ferred to SELENE FI-NANCE LP in Deed Book 5336, Page 793, Gwinnett County records, the un-dersigned will sell at public outcry to the high-est bidder for cash, be-fore the Courthouse door in said Socurity Deed and described as follows: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 34 OF THE 6TH DISTRICT, GWIN-NETT COUNTY, GEOR-GIA, BEING LOT 33 PAR PLAT RECORDED NEAT BOOK 46, PAGE 60, GWINNETT COUNTY, GEORGIA NECTORDS, SAID PLAT

PAGE 60, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORAT-ED HEREIN AND MADE REFERENCE HERETO. Said property being known as: 2898 CORDITE LOOP SNEL-

LVILLE, GA 30039 To the best of the under-signeds knowledge, the party or parties in pos-30071 Phone: 404-793-1447 Phone: 404-793-1447 Fax: 404-738-1558 23GA373-0027 THIS COMMUNICATION IS FROM A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PUR-POSE. 06/07/0732 06/14/0733 session of said property is/are JAMES JACKSON or tenant(s). The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remain-ing in default, this sale or tenant(s) 06/07/2023, 06/14/2023, Note and said Security Deed. The debt remain-ing in default, this sale will be made for the pur-pose of paying the same and all expenses of sale, including attorneys fees (notice of intent to col-lect attorneys fees hav-ing been given). Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accu-rate survey and inspec-tion of the property; and (4) any assessments, liens, encumbrances, re-strictions, covenants, and matters di recrat superi 06/21/2023, 06/28/2023. Gpn11 qdp2107 STATE OF GEORGIA COUNTY OF GWIN-NETT NOTICE OF SALE UN-NETT NOTICE OF SALE UN-DER POWER Pursuant to the power of sale contained in the Se-curity Deed executed by VIRINI JACKSON to MORTGAGE ELEC-TRONIC REGISTRA-TION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR UNIT-ED WHOLESALE MORTGAGE in the origi-nal principal amount of \$92,150.00 dated Decem-ber 14, 2018 and recorded in Deed Book 56354, Page 568, Gwinnett County records, said Security Deed being last trans-ferred to NATIONSTAR MORTGAGE LLC in Deed Book 60595, Page 250, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Court-pouse dorg in said Coun-Zuring ordinances, re-strictions, covenants, and matters of record superi-or to the Security Deed first set out above. Said sale will be conduct-ed subiect to the follow-ing: (1) confirmation that the sale is not pro-hibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. The name, address, and telephone number of the individual or entity who has full authority to ne-gotiate, amend, and mod-ify all terms of the mort-gage is as follows: Selene Finance LP 3501 Olympus Boulevard, 5th Floor, Suite 500 Dallas, TX 75019 877-768-3759 Note that pursuant to O.C.G.A. § 44-14-1622, the above individual or enti-ty is not required by law to negotiate, amend, or modify the terms of the mortgage. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COL-LECT A DEBT. ANY IN-FORMATION OB-FOR THAT PURPOSE. SELENE FINANCE LP, as Attorney-in-Fact for JAMES JACKSON Robertson, Anschutz, Schneid, Crane & Patres. cash, before the Court-house door in said County, or at such other place Ty, 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 PARCEL OF LAND LY-ING AND BEING IN LAND LOT 145 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, THE WHOLE OF SUCH PART OF THESE LANDS HAVING BEEN SUB-JECTED TO THE CON-DOMINIUM FORM OF OWNERSHIP UNDER PROVISIONS OF THE DOWNERSHIP UNDER PROVISIONS OF THE GEORGIA APART-MENT OWNERSHIP ACT BY DECLARATION OF NORTHDALE CON-DOMINIUMS, RECORD-ED MAY 29, 1973, IN DEED BOOK 670, PAGES 4-43, ET SEQ., GWINNETT COUNTY, GEORGIA RECORDS, LAWRENCEVILLE, GEORGIA RECORDS, LAWRENCEVILLE, GEORGIA THE PRE-CISE PROPERTY HEREIN CONVEYED IS DENTIFIED AND CISE PROPERTI HEREIN CONVEYED IS IDENTIFIED AND MORE PARTICULARLY DESCRIBED IN SAID DECLARATION OR A RECORDED AMEND-MENT THEREOF AND IN THE MASTER PLAN DATED MARCH 5, 1973, (LATEST REVISION MAY 5, 1973) AND RECORDED AT APARTMENT OR CON-DOMINIUM PLAT BOOK 1, PAGE 6, GWIN-NETT COUNTY, GEOR GIA RECORDS, AND IS KNOWN AS 386 NORTH-DALE COURT, AC-CORDING TO THE RES-IDENCE NUMBERING SYSTEM OF THE CITY OF LAWRENCEVILLE, GEORGIA, AS SHOWN ners, PLLC 13010 Morris Rd. Suite 450 Alpharetta, GA 30004 Phone: 470.321.7112 Firm File No. 23-118974 -LiV LiV 06/07/2023, 06/14/2023, 06/21/2023, 06/28/2023. Gpn11 Gpn11 gdp2105 NOTICE OF SALE UN-DER POWER STATE OF GEORGIA GWINNETT COUNTY By virtue of a power of sale contained in a cer-tain security deed from Charmaine Graham to Mortgage Electronic Registration Systems, Inc., as grantee, as nomi-nee for Alcova Mortgage, LLC, its successors and OF LAWRENCEVILLE, GEORGIA, AS SHOWN ON THE MASTER PLAN. TOGETHER WITH ALL THE AP-PURTENANCES THERETO, THE DE-SCRIPTION AS CON-TAINED IN THE ABOVE MENTIONED DECLARATION OR LLC, its successors and assigns and recorded in Book No. 55668, at Page No. 0440 Gwinnett County records given to secure a note in the original amount of \$273,946.00

Foreclosures with interest on the un-paid balance until paid, as last assigned to Free-dom Mortgage Corporation by virtue of the as

tion by virtue of the as-signment recorded at Book 60388 Page 00449 in the Gwinnett County records, the following de-scribed property will be sold at public outcry to the highest bidder for cash at the courthouse door of GWINNETT COUNTY, Georgia, or such other location with-in the legal hours of sale in the legal hours of sale on the first Wednesday in July, 2023, to wit: July 05, 2023, the following de-scribed property.

Certific field field on September 22, 2010 in Deed Book 50284, page 505, Gwinnett County, Georgia records. Tax Parcel ID No. R5344 087 Being real property com-monly known as 2141 Mariborough Dr, Bethle-hem, GA 30620. The debt secured by the debt as been de-clared due because of the default in the payment of said debt per the terms of the note and other pos-sible defaults by the bor-rower or the successor thereto. The debt re-maining in default, this sale will be made for the purpose of paying the debt and all expenses of this sale including attor-neys fees (notice of in-tent to collect attorneys fees having been given). Said sale will be made subject to the following items which may affect the title to said property: All restrictive covenants, accurate survey or by an accurate accurate accurate and public utilities which and accurate accurate

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

Pursuant to O.C.G.A. § 44-14-162.2, the name, ad-dress and telephone num-ber of the person or enti-ity who shall have full au-thority to negotiate, amend, or modify all terms of the above-de-scribed mortgage is as follows: Freedom Mortgage Cor-poration

poration 951 W

poration 951 W Yamato Road, Suite 175 Boca Raton, FL 33431 855-690-5900 The foregoing notwith-standing, nothing in O.C.G.A. § 44-14-162.2 shall be construed to re-quire Freedom Mortgage Corporation to nordistra

and be considered to be a seven to be a seven to be observed on Mortgage Corporation to negotiate, amend, or modify the terms of the Security Deed described herein. Freedom Mortgage Corporation as Attorney in Fact for Charmaine Graham Attorney Contact: Miller, George & Suggs, PLLC 3000 Langford Road, Building 100 Peachtree Corners, GA 30071

AMENDMENT AND MASTER PLAN BEING EXPRESSLY BY REF-ERENCE INCORPO-RATED HEREIN AND EXPRESSLY BY REF. EXENCE INCORPO-RATED HEREIN AND MADE A PART HERE OF. THE TRANSFER OF. THE AFORESAID RESIDENCE HEREIN CONVEYED INCLUDES WITHOUT LIMITING, THE GENERALITY OF THE FOREGOING, AN UNDIVIDED 1.07 PER-CENT INTEREST IN THE COMMON AREAS AND FACILITIES OF THE CONDOMINIUM KNOWN A NORTH-DALE CONDOMINIUM KNOWN A NORTH-DECLARTION. THIS CONVEYANCE IS SUB-JECT TO ANY PROVI-SIONS OF SAID DECLA-RATION. THE BY-LAWS OF THE NORTHDALE CONDOMINIUM ASSO-CIATION OF RESI-DENCE OWNERS, THE MASTER PLAN AND BUILDING PLANS AND PLATS OF RECORDS AND THE GRANTEE ASSUMES ADSERVE AND THE GRANTEE ASSUMES AND AGREES TO OBSERVE

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ASSUMES AND AGREES TO OBSERVE AND PERFORM EACH AND EVERY PROVI-SION OF SAID DOCU-MENTS AS WELL AS ANY AMENDMENTS THERETO. CONDO-MINIUM UNITS ARE RESIDENTIAL USE ONLY AND MAY NOT BE LEASED FOR A PE-RIOD OF LESS THAN THREE (3) MONTHS THE USE OF SAID UNIT IS FURTHER RE-SINCORPORATED HEREIN BY REFER-ENCE. SI Property being Known GS: 386 NORTH-DALE CT LAWRENCEVILLE, GA 30046

30046 To the best of the under-

To the best of the Under-signeds knowledge, the party or parties in pos-session of said property is/are VIRINI JACKSON or tenant(s). The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remain-ing in default, this sale will be made for the pur-pose of paying the same and all expenses of sale, including attorneys fees (notice of intent to col-lect attorneys fees hav-ing been given). Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accu-rate survey and inspec-tion of the property; and (4) any assessments, liens, encumbrances, re-strictions, covenants, and matters of record superi-or to the Security Deed. The name, address, and telephone number of the individuol or entity who has full authority to ne-gotiate, amend, and mod-ity all terms of the mort-gage is as follows: Natorsare Mortgage

Nationstan Mortgage LLC d/b/a Mr. Cooper 8950 Cypress Waters Bivd. 1-888-480-2432 Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or enti-ty is not required by law to negotiate, amend, or modify the terms of the mortgage.

and payable), the right of redemption of any tax-ing authority, any mat-ters which might be disclosed by an accurate survey and inspection of 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 with-out any representation, warranty or recourse against the above-named or the undersigned. U.S. Bank Trust National Association, not in its in-dividual capacity, but solely as Trustee of LSRMF MH Master Par-ticipation Trust II is the holder of the Security Deed to the property in accordance with OCGA § 4414-162. The entity to negotiate, amend, and modify all terms of the mortage with the debtor is: Fay Servicing, LLC, 425 S. Fi-nancial Place, Suite 2000, Chicago, IL 60605, 800-495-7166. closed by an accurate survey and inspection of

Chicago, IL 60605, 800-495-7166. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan. To the best knowledge and belief of the under-signed, the party in pos-session of the property is Shekinah B. Carter-Fra-zier F/K/A Shekinah B. Carter or a tenant or ten-ants and said property is more commonly known as 295 Laurelton Cir, Lawrenceville, Georgia 30044. Should a conflict arise between the prop-erty address and the le-gal description will control. The sale will be conduct-ed subject (1) to confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirm-tion and audit of the sta-

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

bolder of the security deed. U.S. Bank Trust National Association, not in its in-dividual capacity, but solely as Trustee of LSRMF MH Master Par-ticipation Trust II as Atforney in Fact for Shekinah B. Carter-Fra-zier F/K/A Shekinah B. Carter and Tony Frazier McCalla Raymer Leibert Pierce, LC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-line.net EXHIBIT A Tax Id Number(s) R5046

471

Tax Id Number(s) R5046 471 Land Situated in the County of Gwinnett in the State of GA ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 46, 5TH DIS-TRICT, GWINNETT COUNTY, GEORGIA AND SHOWN AS LOT 26, BLOCK A, PHASE 1, UNIT 1, LAURELTON SUBDIVISION, IN AC CORDANCE WITH A PLAT OF SAID SUBDI-VISION RECORDED AT PLAT BOOK 114, PAGES 149-150, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT IS INCORPORATED HEREIN FOR A MORE COMPLETE DESCRIP-TION.

Commonly known as: 295 Laurelton Cir, Lawrenceville, GA 30044 MR/mac 7/5/23 Our file no. 23-11710GA -FT18 FT18 06/07/2023, 06/14/2023, 06/21/2023, 06/28/2023.

Gpn11

Gpn11 gdp2121 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY Pursuant to the Power of Sale contained in a Secu-rity Deed given by S. Darlene Smallwood to BANK OF AMERICA, N.A. dated 12/21/2000 and recorded in Deed Book recorded in Deed Book 21948 Page 235 Gwinnett

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bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accu-rate survey and inspec-tion of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, re-strictions, covenants, and matters of record superi-or to the Security Deed The sale will be conduct.

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Foreclosures

or to the security Deed first set out above. The sale will be conduct-ed subject to (1) confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirma-tion and audit of the sta-tus of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures re-garding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclo-sure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately

the status of the loan as provided immediately above. Select Portfolio Servic-ing, Inc. as agent and At-torney in Fact for S. Dar-lene Smallwood Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Geor-gia 30305, (404) 994-7400. 1012-15031A

gia 30305, (404) 994-7400. 1012-15031A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COL-LECT A DEBT. ANY IN-FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. 1012-15031A 06/07/07023, 06/78/07023, 06/21/2023, 06/28/2023.

Gpn11

Gpn11 gdp2130 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY Pursuant to the Power of Sale contained in a Secu-rity Deed given by Jerry Tucker to Wells Fargo Bank, NA dated 6/20/2013 and recorded in Deed Book 52374 Page 0671 Gwinnett County, Geor-gia records; as last transferred to or ac-quired by Wells Fargo Bank, N.A., conveying the after-described prop-erty to secure a Note in the original principal amount of \$106,625.00, with interest at the rate specified therein, there will be sold by the under-signed at public outry to the highest bidder for cash before the Court-house door of Gwinnett County, Georgia (or such house 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 prop-erty:

day of said month), the following described prop-erty: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 2 OF THE TTH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 3, BLOCK B, UNIT ONE OF REGENCY WOODS SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK T, PAGE STA, RECORDED OF GWINNETT COUNTY, GEORGIA, WHICH PLAT IS BY REFER-ENCE INCORPORATED HEREIN AND MADE A PART HEREOF. 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 an 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, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, includ-ing attenuous face (notice not be of record, (c) the right of redemption of not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accu-rate survey and inspec-tion of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, re-strictions, covenants, and matters of record superi-or to the Security Deed first set out above. The sale will be conduct-ed subject to (1) confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirma-tion and audit of the sta-tus of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures re-Deed and by law, includ-ing attorneys fees (notice of intent to collect attor-neys fees having been given). Said property is com-monly known as 2454 Re-gal 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): Es-tate/Heirs of Jerry Tuck-er or tenant or tenants. Wells Fargo Bank, NA is the entity or individual designated who shall have full authority to ne-gotiate, amend and modi-fy all terms of the mort-gage. 172.1, which allows for certain procedures re-garding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclo-sure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately 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-tiate, amend or modify the terms of the loan provided above. PHH Mortgage Corpora-PHH Morragge Corpora-tion as agent and Attor-ney in Fact for Michael Williams and Jetrina Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Geor-cia 2020; (404) 964 700 the terms of the loan. Said property will be sold subject to: (a) any out-Said property will be sold subject to: (a) any out-standing ad valorem tax-es (including taxes which are a lien, but not yet due and payable), (b) un-paid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accu-rate survey and inspec-tion of the property, and (e) any assessments, liens, encumbrances, re-strictions, covenants, and matters of record superi-or to the Security Ded first set out above. The sale will be conduct. 
 Suite 700, Atlanta, Georgia 30305, (404) 994-7400.

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 THIS LAW FIRM MAY

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 06/07/2023,

 06/14/2023.
Gpn11 gdp2139 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY Under cod DER POWER GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale con-tained in a Security Deed given by Norman Leo Buckley, III to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for SunTrust Mortgage, Inc., its successors and as-signs, dated March 28, 2018, recorded in Deed Book 55787, Page 717, Gwinnett County, Geor-gia Records, as last transferred to Federal Home Loan Mortgage Carporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Trans-action Trust, Series 2021-I by assignment record-de in Deed Book 60473, Page 26, Gwinnett Coun-ty, Georgia Records, conveying the after-de-scribed property to se-cure a Note in the origi-nal principal amount of TWO HUNDRED THOU-SAND AND 0100 DOL-LARS (\$200,000.00), with interest thereon as set forth therein, there will be sold at public outcry or to the Security Deed first set out above. The sale will be conduct-ed subject to (1) confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirma-tion and audit of the sta-tus of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures re-garding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclo-sure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. Ine 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, Geor-gia 30305, (404) 994-7400. 1000-17889A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COL-LECT A DEBT. ANY IN-FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. 1000-17889A 06/07/2023, 06/14/2023, 06/21/2023, 06/28/2023. interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the le-gal hours of sale on the 06/07/2023, 06/14 06/21/2023, 06/28/2023

9075 Foreclosures

Gpn11 gdp2131 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY Pursuant to the Power of Sale contained in a Secu-rity Deed given by Michael Williams and Jetrina Williams to Mort-gage Electronic Resis-Michael Williams to Mort-gage Electronic Regis-tration Systems, Inc., as grantee, as nominee for GMAC Mortgage Corpo-ration, its successors and assigns dated 6/26/2006 and recorded in Deed Book 46739 Page 330 and fur-ther modified at Deed Book 50731 Page 739 and fur-ther modified at Deed Book 53224 Page 431 and gain modified at Deed Book 59081 Page 871 Gwinnett County, Geor-gia records; as last transferred to or ac-quired by PHH Mortgage Corporation, conveying the after-described prop-erty to secure a Note in the original principal amount of \$173,565.00, with interest at the rate specified therein, there will be sold by the underdiniouni of \$173,565.00, with interest at the rate specified therein, there will be sold by the under-signed at public outcry to the highest bidder for cash before the Court-house door of Gwinnett County, Georgia (or such other area as designated 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 day of said month), the following described prop-erty:

erty: All that tract or parcel of 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", Lake-side Ridge Subdivision, Unit Two, as per plat recorded in Plat Book 99, Page 30, GWINNETT County, Gworgia County, Gwinneri Records, which recorded plat is incorporated here-in and made a part here-

in and made a part here-of by reference and being known as 4105 Waters End Lane, Sneliville, Georgia 30039, according to the present system of numbering houses in GWINNETT County, Georgia. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, includ-ing attorneys fees (notice of intent to collect attor-neys fees having been given). Said property is com-monly known as 4105 Wa-ters 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):

possession of the subject property is (are): Michael Williams or ten-ant 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. mortgage.

mortgage. PHH Mortgage Corpora-tion 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 nego-tiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any out-standing 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

9075 Foreclosures 9075 first Wednesday in July, 2023, the following de-scribed property: SEE EXHIBIT A AT-TACHED HERETO AND MADE A PART HERE-OE AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RE SPECT TO AJAX MORT GAGE LOAN TRUST 2021 F, MORTGAGE BACKED SECURITIES, SERIES 2021 F (the cur-rent investor on the loan), is the entity with the full authority to rego-tide, amend, and modify fluNDING LLC may be contacted at: 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 5498. Please note that, pur-suant to O.C.GA. § 44 14 162.2, the secured credi-tor is not required to amend or modify the terms of the loan. To the best knowledge and be-lief of the undersigned, the party/parties in pos-session of the subject property known as 2682 CARLETON GOLD RD, DACULA, GEORGIA 30019 is/are: BEVERLY M HUNT or tenant/ten-ants. Said property will be sold subject to (a) any uotstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accu-rate survey and inspec-tion of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not the sole is not prohibited under the U.S. Bankrupt-cy Code; and (2) find the status of the loan with the holder of the se-curity deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures for cordination and audit of the status of the loan with the holder of the se-curity deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures for cordination and audit of the status of the loan with the holder of the se-curity deed. Pursuant fo O.C.G.A. Section 9 13 172.1, which allows for certain procedures for cordination and audit of the status of the loan with the holder of the se-curity deed. Pursuant fo O.C.G.A. Section 9 13 172.1, which allows for certain procedures for certain procedures for BACKED ON BEHALE OF AND WITH RE-SPECT TO AJAX MORT-GAGE LOAN TRUST 2021 F, MORTGAGE BACKED SECURITIES, SERIES 2021 F as Attor-ney in Fact for BEVER-LYM HUNT, THIS LAW FIRM ISACTING AS A DEUTER SECURITIES, SERIES 2021 F as Attor-

Foreclosures

MADE A PART HERE-OF The debt secured by soid 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, includ-ing attorney's fees (no-tice pursuant to O.C.G.A. § 13-1-11 having been giv-en).

tice pursuant to O.C.G.A. § 13-1-11 having been giv-en). Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), the right of redemption of any tax-ing authority, any mat-ters which might be dis-closed by an accurate survey and inspection of the property, any assess-ments, liens, encum-brances, restrictions, covenants, and any mat-ters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis with-out any representation, warranty or recourse against the above-named or the undersigned.

or the undersigned. Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Sea-soned 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 hos full 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: Spe-cialized Loan Servicing LC, 6200 S. Quebec St., Suite 300, Greenwood Vil-lage, CO & 0111, 800-306-6059. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan. To the best knowledge and belief of the under-signed, the party in pos-session of the property is Norman Leo Buckley, III and Melissa Esther Tapia or a tenant or ten-ants and said property is more commonly known

more commonly known as 3656 Sweet Breeze as 3656 Sweet Breeze Way, Loganville, Georgia 3052. Should a conflict arise between the prop-erty address and the le-gal description the legal description will control. The sale will be conduct-ed subject (1) to confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirma-tion and audit of the sta-tus of the loan with the holder of the security deed.

DEBT COLLECTOR AT-TEMPTING TO COL-LECT A DEBT. ANY INFORMATION OB USED FOR THAT PUR-POSE. 0000009807868 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Ad-dison, Texas 75001 Tele-phone: (972) 341 5398. 6/7 14 21 28 2023

6/7 14 21 28 2023

Gen11 42 128 2023 Gen11 gdp2259 Notice of Sale Under Power. State of Georgia, County of GWINNETT. Under and by virtue of the Power of Sale con-tained in a Deed to Sa-cure Debt given by EDG-INA T. SMITH to MORT-GAGE ELECTRONIC REGISTRATION SYS-TEMS, INC. ("MERS"), AS NOMINEE FOR SUNTRUST MORT-GAGE, INC. D/B/A SUN AMERICA MORTGAGE, ITS SUCCESSORS AND ASSIGNS , dated 05/28/2004, and Recorded 00/6/4/2004 as Book No. 38518 and Page No. 0133, AS AFECTED BY BOOK 53230, PAGE 439, LOAN MODIFICATION AGREEMENTS BOOK 52829, PAGE 429 AND BOOK 54770, PAGE 497, GWINNETT County, Georgia records, as last assigned to BANK OF

tus of the loan with the holder of the security deed. Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Sea-soned Loans Structured transaction Trust, Series 2021-1 as Attorney in Fact for Norman Leo Buckley, III McCalla Raymer Leibert Pierce, LC 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 Coun-ty, Georgia, being Lot 6, Block G, Willowwind Park Subdivision, Unit Two, Phase Two, as per plat recorded in Plat Book 80, Page 299, Gwin-nett County, Georgia Records, which plat is in-corporated herein by ref-erence and made a part of this description. Said property being known as 3656 Sweet Breeze Way according to the present system of numbering property in Gwinnett

Deed Book 47307, Page 836, Gwinnett County, Georgia Records, as last transferred to RRA CP Opportunity Trust 2 by assignment recorded in Deed Book 60558, Page 888, Gwinnett County, Georgia Records, con-veying the after-de-scribed property to se-cure a Note in the origi-nal principal amount of scholar proberty to se-cure a Note in the origi-nal principal amount of THIRTY-ONE THOU-SAND SEVEN HUN-DRED AND 0/100 DOL-LARS (\$31,700.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the le-gal hours of sale on the first Wednesday in July, first Wednesday in July, 2023, the following de-scribed property: SEE EXHIBIT A AT-TACHED HERETO AND MADE A PART HERE-OF

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the detault, failure to pay fine 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 paying the same and all expenses of this sale, as provided in the Security Deed and by law, includ-ing attorney's fees (no-tice pursuant to O.C.G.A. § 13-1-11 having been giv-en)

s) is 1-11 indving been giv-en). Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), the right of redemption of any tax-ing authority, any moting authority, any mat ters which might be dis ters which might be dis-closed by an accurate survey and inspection of the property, any assess-ments, liens, encum-brances, zoning ordi-nances, restrictions, covenants, and any mat-ters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold

superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis with-out any representation, warranty or recourse against the above-named or the undersigned. RRA CP Opportunity Trust 2 is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Real time Resolutions, Inc., 1349 Empire Central Drive, Suite 150, Dallas, TX 75247, (214) 599-6363. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

To the lost knowledge and belief of the under-signed, the party in pos-session of the property is Andrea J Clayton and Fredy L Clayton or a ten-

modify the terms of the mortgage. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COL-LECT A DEBT. ANY IN-FORMATION OB-TAINED MAY BE USED FOR THAT PURPOSE. NATIONSTAR MORT-GAGE LLC, os Attorney-in-Foct for VIRINI JACKSON Robertson, Anschutz, VIRINI JACKSON Robertson, Anschutz, Schneid, Crane & Part-ners, PLLC 13010 Morris Rd. Suite 450 Alpharetta, GA 30004 Phone: 470.321.7112 Firm File No. 23-114913 – Tit 05/31/2023, 06/14/2023, 06/28/2023. 06/07/2023, 06/21/2023, Gpn11 gdp2117 gdp2117 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 Shekinah B. Carter-Frazier F/K/A Shekinah B. Carter and Tony Frazier to Mort-agge Electronic Regis-tration Systems, Inc., as grantee, as nominee for Quicken Loans Inc., its successors and assigns, dated October 15, 2012, recorded in Deed Book S1753, Page 1, Gwinett County, Georgia Records 51753, Page 1, Gwinnett County, Georgia Records and as modified by that certain Loan Modifica-tion Agreement recorded in Deed Book 56094, Page 290, Gwinnett County, Georgia Records, as last transferred to U.S. Bank Trust, N.A., as Trustee for LSRMF MH Moster Particioation Trust II by Top 2'SRMF' MH Master Participation Trust II by assignment recorded in Deed Book 57706, Page 593, Gwinnett County, Georgia Records, con-veving the after-de-scribed property to se-cure a Note in the origi-nal principal amount of ONE HUNDRED SIXTY-EIGHT THOUSAND SIX HUNDRED SIXTY-FIVE AND 0/100 DOL-LARS (\$168,625.00), with interest thereon as set LARS (\$168,625.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the le-gal hours of sale on the first Wednesday in July, 2023, the following de-scribed property: 2023, the following de-scribed property: SEE EXHIBIT A AT-TACHED HERETO AND MADE A PART HERE-OF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, includ-ing attorney's fees (no-tice pursuant to 0.C.G.A. § 13-11 having been giv-en). s is in the set of the

21948 Page 235 Gwinnett County, Georgia records; as last transferred to or acquired by Select Port-folio Servicing, Inc., con-veying the after-de-scribed property to se-cure a Note in the origi-nal principal amount of \$91,999.00, with interest et the ratio consider nal principal amount of \$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 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 fails on a Federal Holiday, in which case being the first Wednes-day of said month), the following described prop-erty: erty: ALL THAT TRACT OR PARCEL OF LAND LY-ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 322 OF THE 6TH DISTRICT, GWIN-NETT COUNTY, GEOR-GIA, 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 26, PAGE 7, GWINNETT COUNTY, GEORGIA RECORDS WHICH PLAT BY REF-ERENCE IS INCORPO-RATED AMORE DE-TAILED DESCRIPTION. The debt secured by soid Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as an in the default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, includ-ing attorneys fees (notice provided in the Security Deed and by law, includ-ing attorneys fees (notice of intent to collect attor-neys fees having been given). Said property is com-monly known as 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 Servic-ing, Inc. is the entity or individual designated who shall have full au-thority to negotiate, select Portfolio Servic-ing, Inc. Laan Resolution Department 3217 South Decker Lake Drive Salt Lake City, UT 84119 (888) 818-6032 Note, however, that such entity or individual is not Rike 602 Note, however, that such entity or individual is not required by law to nego-tiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any out-standing ad valorem tax-es (including taxes which are a lien, but not yet due and payable), (b) un-paid water or sewage

system of numbering property in Gwinnett County, Georgia. MR/mac 7/5/23 Our file no. 23-11754GA -FT7 06/14/2023,

06/07/2023, 06/14/ 06/21/2023, 06/28/2023. Gpn11

Gentlates, Generations, Generations, Generations, Generations, County of Generation, County of GWINNETT. Under and by virtue of the Power of Sale con-tained in a Deed to Se-cure Debt given by BEV-ERLY M HUNT to MORTAGE ELEC-TRONIC REGISTRA-TION SYSTEMS, INC. (MERS) AS NOMINEE FOR GREEN TREE SERVICING LLC, dated 03/24/2014, and Recorded 03/ immediately to secure a Note of ever date in the original prin

date in the original prin-cipal 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 ot the GWINNETT Coun-ty Courthouse within the legal hours of sale on the first Wednesday in July, 2023, the following de-scribed property: ALL Scribed property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 306, 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 86, BLOCK C, FAIR-MONT ON THE PARK, UNIT 68, AS PER PLAT RECORDED IN PLAT BOOK 111, PAGES 101 103, GWINNETT COUN-TY RECORDS, SAID PLAT BEING INCOR-PORATED HEREIN BY REFERENCE THERE-TO. 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 monner provided in the Note and Deed to Se-cure 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 at-torneys fees (notice of in-tent to collect attorneys fees having been given). U.S. BANK NATIONAL ASSOCIATION, AS IN-DENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE BACKED SECURITIES, SERIES 2021 F. holds the duly an 2021 F holds the duly en-dorsed Note and is the current assignee of the security Deed to the property. GREGORY FUNDING LLC, acting on behalf of and, as nec-essary, in consultation with U.S. BANK NA-TIONAL ASSOCIATION,

GWINNETT County, Georgia records, as last assigned to BANK OF AMERICA, N.A. (the Se-cured Creditor), by as-signment, conveying the after described property to secure a Note of even date in the original prin-cipal date in the original prin-cipal amount of \$171,150.00, with interest at the rate specified therein, there will be sold by the undersigned at while cuttory to the therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the GWINNETT Coun-ty Courthouse within the legal hours of sale on the first Wednesday in July, 2023, the following de-scribed property: ALL THAT TRACT OR PAR-CEL 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 BEOKK 100, PAGE 297 298, GWIN ED AT PLAT BOOK 100, PAGE 297 298, GWIN-NETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS INCORPORAT-ED HEREIN AND MADE A PART HERE-OF BY REFERENCE. The debt secured by said Deed to Secure Debt has been and is hereby de-clared due because of, among other possible events of default, failure to pay the indebtedness to pay the indebtedness as and when due and in as and when due and in the manner provided in the Note and Deed to Se-cure 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 low including at. and by law, including at-torneys fees (notice of in-tent to collect attorneys tent to collect attorneys fees having been given). BANK OF AMERICA, N.A. holds the duly en-dorsed Note and is the current assignee of the property. JPMORGAN CHASE BANK, NATION-AL ASSOCIATION, act AL ASSOCIATION, act-ing on behalf of and, as necessary, in consulta-tion with BANK OF AMERICA, N.A. (the current investor on the loan), is the entity with the full authority to nego-tiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, JPMORGAN CHASE BANK, NATION-AL ASSOCIATION models be contacted at: JPMOR-GAN CHASE BANK, NATION-AL ASSOCIATION, AL ASSOCIATION, ALS, COLUMBUS, OH 42219, COLUMBUS, OH 42217, COLUMBUS, COL 2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowl-edge and belief of the uning on behalf of and, as edge and belief of the un-dersigned, the party/pardersigned, the party/par-ties in possession of the subject property known as 3855 YOSEMITE PARK LANE, SNEL-LVILLE, GEORGIA 30039 is/are: EDGINAT. SMITH or tenant/tenants. 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) any matters which might be disclosed by an accu-pate survey and inspecrate survey and inspec-tion 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,