Foreclosures

9075

Foreclosures TIAGO , MICHAEL T KING, RAQUEL CUADRADO, ESTATE AND/OR HEIRS AT LAW OF NELSON SANTANA , or tenants(s). 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. TIAGO , MICHAEL

Deed.
The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: PHH Mortgage Corporation, Loss Mitigation Dept., 1661 Worthington Road Ste 100, West Palm Beach, FL 33409, Telephone Number: 866-503-5559. Nothing in O.C.G. A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.
MORTGAGE ASSET: MANAGEMENT, LLC as Attorney in Fact for NELSON A SANTIANA, GLORIA P SANTIAGO THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL W. IF SO, ANY IN-The entity having full au-DEBT COLLECTOR,
UNDER FEDERAL
LAW. IF SO, ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.

Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071
Telephone Number:
(877) 813-0992 Case No.
RMU-22-04940-3
rIselaw.com/propertylisting
7:5,12,19,26,2023

PIN; RUNNING THENCE SOUTH 59 DEGREES 6 MINUTES WEST ONE HUNDRED (100) FEET TO AN IRON PIN; RUNNING THENCE NORTH 30 DEGREES 54 MINUTES WEST ON HUNDRED EIGHTY (180) FEET TO AN IRON PIN LOCATED ON THE SOUTH-EASTERN SIDE OF LANIER BOULEVARD AND THE POINT OF BEGINNING. The debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property, is Magdaleno Perez.

possession of the property is Magadaleno Perety. In Property, being commonly known as 6058 Lanier Blvd, Norcross, GA, 30071 in Gwinnett County, will be sold as the property of Magadaleno Perez, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters offecting title to the property which would be disclosed by accurate survey and inspection

metering fille to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to O.C.G.A. Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above described mortgage is as follows: Nationstar Mortgage LLC d/b/a Mr. Cooper, 8750 (2) press Waters Blvd, Coppell, TX. 75019, 888-480-2432. The foregoing notwithstands.

6:28;7:5,12,19,26,2023

GDP2646
gpn11
NOTICE OF SALE UNDER POWER STATE
OF GEORGIA COUNTY
OF GWINNETT Under

and by virtue of the pow-er of sale contained with

er of sale contained with that certain Security Deed dated November 30, 2020, from Latanya Kechain Turner and Dashawn Thomas Turner, Sr to Mortgage Electronic Registration Systems, Inc., as nominee for Broker Solutions, Inc.

dba New American Funding, recorded on De-

Funding, recorded on De-cember 9, 2020 in Deed Book 58153 at Page 197 Gwinnett County, Geor-gia records, having been last sold, assigned, trans-ferred and conveyed to Data Mortgage, INC. DBA, Essex Mortgage by Assignment and said Se-curity Deed having been given to secure a note

given to secure a note dated November 30, 2020,

dated November 30, 2020, in the amount of \$211,105.00, and said Note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Gwinnett County, Georgia, on August 1, 2023 the following described real property (hereinafter referred to set the "Property"): ALL

scribed real property (hereinafter referred to as the "Property"): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 347, 4TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 110, BLOCK A, UNIT ONE OF STONEY RIDGE SUBDIVISION FIK/A CRESTVIEW, AS PER PLAT RECORDED IN PLAT BOOK 100, PAGES 89-90, GWINNETT COUNTY RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OR RESTRICTIONS OR RESTRICTIONS OR RECORD. The debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, declared

Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying

the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to col-

lect attorneys' fees has been given as provided by law. To the best of the

by law. To the best of the undersigned's knowledge, the person(s) in possession of the property are Latanya Kechain Turner and Dashawn Thomas Turner, Sr. The property, being common-ly known as 4276 Round Stone Dr, Snellville, GA, 30039 in Gwinnett County, will be sold as the property of Latanya Kechain

GDP2321

GDP2321
gpn11
STATE OF GEORGIA
COUNTY OF
GWINNETT
NOTICE OF SALE
UNDER POWER
Because of a default under the terms of the Security Deed executed by
Monique Nevarez to
Bank of America, Nad
dated December 15, 2006,
and recorded in Deed
Book 47411, Page 01811,
Gwinnett County Book 47411 Page 01811, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for Legacy Mortgage Aset Trust 2021-6S3, securing a Note in the original principal amount of \$184,990.00, the holder thereof pursuant to said Deed and Note thereby Deed and Note thereby secured has declared the entire amount of said in-debtedness due and payable and, pursuant to the power of sale con-tained in said Deed, will the power of sale controlled in said Deed, will on the first Tuesday, August 1, 2023, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit:
ALL THAT TRACT OR PARCE OF LAND LYING AND BEING IN LAND LOT 321 OF THE 4TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING LOT 33, BLOCK A, ROSEBU PARK SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 115, PAGES 1901; GEORGIA, GWINNETT COUNTY, GEORGIA RECORDED, WHICH RECORDED IN PLAT IS INCORPORATED

TY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY Said property is known as 3568 Rosebud Park Ct, Snellville, GA 30039, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold

ters Blvd, Coppell, TX
75019, 888-480-2432. The
foregoing notwithstanding, nothing in O.C.G.A.
Section 44-14-162.2 shall
require the secured creditor to negotiate, amend
or modify the terms of
the mortgage instrument. The sale will be
conducted subject (1) to
confirmation that the
sale is not prohibited under U.S. Bankruptcy
code and (2) to final confirmation and audit of
the status of the loan
with the holder of the Security Deed. Albertelli
Law Attorney for Nationstar Mortgage LLC as
Attorney in Fact for
Magdaleno Perez 100
Galleria Parkway, Suite
960 Atlanta, GA 30339
Phone: (770) 373-4242 By:
Rohan Rupani For the
Firm THIS FIRM IS
ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. - 23-004320 A47880799
6:28;7:5,12,19,26,2023 Said property will be sold

subject to any outstand-ing ad valorem taxes (ining ad valorem taxes (including taxes which are a lien, whether or not now 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, cumbrances, zoning ordi-nances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebt-edness and all expenses of said sale as provided in said Deed, and the bal-

in said Deed, and the balance, if any, will be dis-tributed as provided by

ributed as provided by law.

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 secured creditor.

The property is or may be in the possession of Monique Nevarez, successor in interest or tenant(s).

ant(s).

U.S. Bank Trust National
Association, not in its individual capacity but
solely as owner truste
for Legacy Mortgage Asset Trust 2021-GS3 as Atsense in Eact

torney-in-Fact Monique Nevarez File no. 23-080567 LOGS LEGAL GROUP

at Law 211 Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA 30346 220-(770) 2535/***CF_REFER-ENCE_INITIALS***

ENCE_INITIALS***
https://www.logs.com/
*THE LAW FIRM IS
ACTING AS A DEBT
COLLECTOR. ANY INFORMATION OBTAINED WILL BUSED FOR THAT PURPOSE.
6-28-7-5-17-5 19-24-2023

6:28;7:5,12,19,26,2023 GDP2579

GDP2579
gpn11
NOTICE OF SALE UNDER POWER STATE
OF GEORGIA COUNTY
OF GWINNETT Under
and by virtue of the power of sale contained with
that certain Security
Deed dated October 28,
2005 from Magdlana 2005, from Magdaleno Perez to Mortgage Elec-tronic Registration Systronic Registration Systems, Inc., as nominee for Irwin Mortgage Corporation, recorded on November 9, 2005 in Deed Book 45218 at Page 164 Gwinnett County, Georgia records, having been last sold, assigned, transferred and conveyed to Nationstar Mortgage LLC by Assignment and said Secusignment and said Secu-rity Deed having been rity Deed having been given to secure a note dated October 28, 2005, in the amount of \$133,900.0, and said Note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Gwinnett County, Georgia, on August 1, 2023 the following described real proping described real property (hereinafter referred to as the "Property"): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 216 OF THE

Foreclosures 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED ON THE SOUTHERN SIDE OF LANIER BOULE-VARD TWO HUNDRED THIRTY-TWO (322) FEET NORTHEASTERLY AS MEASURED ALONG THE SOUTHEASTERN SIDE OF LANIER BOULE-VARD THE SOUTHEASTERN SIDE OF LANIER BOULE-VARD WITH THE SOUTHEASTERN SIDE OF LANIER BOULE-VARD WITH THE SOUTHEASTERN SIDE OF LANIER BOULE-VARD WITH THE SOUTHEASTERN SIDE OF NORCROSS-TUCK-ER ROAD, AND RUNNING THENCE NORTHESTERN SIDE OF LANIER BOULE-VARD WITH THE SOUTHEASTERN SIDE OF LANIER BOULE-VARD ONE THENCE SOUTH SOUTHEASTERN SIDE OF LANIER BOULE-VARD ONE LANIER BOULE-VARD ONE LANIER BOULE-VARD ONE TO AN IRON PIN: RUNNING THENCE SOUTH SOUTHES EAST A LONG THE SOUTHEASTERN SIDE OF LANIER BOULE-VARD ONE LANIER BOULE-VARD WITH THE SOUTHEASTERN SIDE OF LANIER

Turner and Dashawn Thomas Turner, Sr, sub-ject to any outstanding ad valorem taxes (inad valorem taxes (in-cluding taxes which are a lien and not yet due and payable), any mat-ters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all asses-ments, liens, encum-brances, restrictions, covenants, and matters ments, liens, encumprances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to O.C.G.A. Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above described mortgage is as follows: ServiceMac, LLC, 9726 Old Bailes Road, Suite 200, Fort Mill, SC 29707, 844-478-2622 The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under LLS Bankruptcy sale is not prohibited under U.S. Bankruptcy code and (2) to final conger U.S. Bankrupt code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. Albertelli Law Attorney for Data Mortgage, INC. DBA, Essex Mortgage as Attorney in Fact for Latorney in Fact for

6:28;7:5,12,19,26,2023 GDP2721

NOTICE OF SALE
UNDER POWER
By virtue of the power of sale contained in a Deed to Secure Debt from Hardy C. Chukwu to PNC
Bank filed January 10, 2017 in Deed Book 54897, Page 660, Gwinnett County, Georgia records, conveying the after described property to secure a Note in the original principal amount of \$14,000.00 with interest thereon as set forth therein, last transferred to Sleep Again Capital, LLC by Assignment filed for Record in Deed Book 54897, Page 660, Gwinnett County, Georgia, there will be sold at a public outcry to the highest bid outcry to the h

Subject to all edesements, covenants, conditions, reservations, leases and restrictions of record, all legal highways, all rights of way, all zoning, building and other laws, ordinances and regulations, all rights of tenants in possession, and all real setate taxes and assessions. estate taxes and assess-ments not yet due and ments not yet documents payable. Being the same property conveyed by deed recorded in Volume 53440, Page 376, of the Gwinnett Georgia.

Records.
The above described property is also known as 4702 Outer Bank Drive, Peachtree Corners, GA 30092 and carries a Tax Parcel Number of R6347200. However please rely only on the

Parcel Number of R6347200. However please rely only on the above legal description for location of the property. If the property contains multiple lots or parcels, the undersigned reserves the right to sell the property or any portion thereof in separate lots, parcels or as a whole. The indebtedness secured by said Deed to Secure Debt having been declared due and payable because of among other declared due and payable because of among other possible events of default, failure to pay indebtedness as and when due pursuant to said Deed to Secure Debt and Note. The debt remaining in default, this sale will be made for the purposes of paying the same and all expenses of sale, including attorneys fees, and all expenses of sale, including attorneys fees, if applicable. The property will be sold as the property of Sleep Again Capital, LLC, subject to the following: all prior restrictive covenants, easements, rights-of-way, security deeds or other encumbrances of record; all valid zoning ordinances; matters ordinances; matters which would be disclosed which would be disclosed by an accurate survey of the property or by any inspection of the proper-ty; all outstanding taxes, assessments, unpaid bills, charges and ex-penses that are a lien against the property whether due and payable or not vet due and whether due and payable or not yet due and payable. This sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit as to the amount and status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Sec. 441-162.2, the name, address and telename, address and tele-phone number of the inpnone number of the in-dividual or entity who shall have the full au-thority to negotiate, amend or modify all terms of the above de-scribed mortgage is as follows, in addition to its counsel identified below.

sounsel identified below:
Sleep Again Capital, LLC
2536 Rimrock Avenue,
Suite 400 - 103, Grand
Junction, CO, 81505, US
303-578-0045
The foregoing notwithstanding, nothing in
O.C.G.A. Sec. 44-14-162.2
shall be construed to require Sleep Again Capital, LLC to negotiate,
amend or modify the
terms of the Deed to Secure Debt described
herein. herein. Sleep Again Capital, LLC Sleep Again Capital, LLC
As Attorney-in Fact for
Hardy C. Chukwu
FREEMAN MATHIS &
GARY, LLP
Travis Knobbe, Esa.
100 Galleria Parkway,
Suite 1600
Atlanta, GA 30339-5948
THIS COMMUNICATION
IS FROM A DEBT COLLECTOR ATTEMPTING
TO COLLECT A DEBT;

TO COLLECT A DEBT;
ANY INFORMATION
OBTAINED WILL BE
USED FOR THAT PURPOSE. HOWEVER, IF
THE DEBT IS IN ACTIVE BANKRUPTCY

Foreclosures HAS BEEN CHARGED THROUGH BANKRUPTCY, THIS COMMUNICATION NOT INTENDED AS
AND DOES NOT CONSTITUTE AN ATTEMPT
TO COLLECT A DEBT.
7/5 12 19 26 2023

FEET TO A POINT; THENCE NORTH 28 DE-GREES 15 MINUTES 09 SECONDS EAST FOR A

SECONDS EAST FOR A DISTANCE OF 7.23 FEET TO A 1/2" OPEN TO PIPE, THENCE SOUTH 80 DEGREES 58 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 475.67 FEET TO A POINT; THENCE SOUTH 69 DEGREES 28 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 195.29 FEET TO A POINT, THENCE SOUTH 60 DEGREES 60 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 195.29 FEET TO A POINT, THENCE SOUTH 60 DEGREES 60 MINUTES 60 SECONDS EAST FOR A DISTANCE OF 195.29 FEET O

GDP2723
gpn11

NOTICE OF SALE UNDER POWER STATE
OF GEORGIA, COUNTY
OF GWINNETT By
virtue of a Power of Sale
contained in that certain
Security Deed from Kenneth Bryan Jackson to
Mortgage Electronic
Registration Systems,
Inc. as nominee for Broker Solutions, Inc. do
New American Funding,
its successors and assigns, dated October 11,
2019 and recorded on October 15, 2019 in Deed
Book 58955, Page 130, in
the Office of the Clerk of
Superior Court of Gwinnett County, Georgia,
said Security Deed having been given to secure
a Note of even date, in
the original principal
amount of Two Hundred
Thirty-Three Thousand
and 00/000 dollars GDP2723

MINUTES 00 SECONDS
EAST FOR A DISTANCE OF 68.51 FEET
TO A POINT, THENCE
NORTH 71 DEGREES 10
MINUTES 41 SECONDS
WEST FOR A DISTANCE OF 98.32 FEET
TO A POINT AT THE
SOUTHERNMOST CORHEP OF ININI 1738, SAID NER OF UNIT 128, SAID
POINT BEING
THEE
FRUE POINT OF BEGINNING; THENCE
FROM SAID TRUE
POINT OF BEGINNING
AS THUS ESTABLISHED NORTH 37 DEGREES 51 MINUTES 02
SECONDS WEST FOR A
DISTANCE OF 37-91
FEET TO A POINT;
THENCE NORTH 52 DEGREES 88 MINUTES 58
SECONDS EAST FOR A
DISTANCE OF 24.13
FEET TO A POINT;
THENCE SOUTH 37 DEGREES 51 MINUTES 02
SECONDS EAST FOR A
DISTANCE OF 2.03
FEET TO A POINT;
THENCE SOUTH 37 DEGREES 42 MINUTES 08
SECONDS EAST FOR A
DISTANCE OF 2.03
FEET TO A POINT;
THENCE SOUTH 37 DEGREES 51 MINUTES 08
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THENCE SOUTH 37 DEGREES 88 MINUTES 58
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THENCE SOUTH 37 DEGREES 10 MINUTES 58
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THENCE SOUTH 37 DEGREES 10 MINUTES 58
SECONDS WEST FOR A
DISTANCE OF 24.05
FEET TO A POINT;
THENCE SOUTH 37 DEGREES 10 MINUTES 58
SECONDS EAST 31.94
FEET TO A POINT;
THENCE SOUTH 37 DEGREES 10 MINUTES 58
SECONDS EAST 11.05
FOR THE TRUE POINT OF
FAIRVIEW PARK
TOWNHOMES UNIT 3,
PREPARED BY PRECION
TO ALL
REST IN AND TO
TO ALL
REST I Thirty-Three Thousand and 00/100 dollars (\$233,000.00) with interest thereon as provided therein, as last transferred to Broker Solutions, Inc. db/d New American Funding, recorded in Deed Book 59624, Page 338, aforesaid records, 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 has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in August, 2023, all property described in said Security Deed including but not limited to the following described property: All that tract or parcel of land lying and being in Land Lot 194 of the Sth District, of Gwinnett County, Georgia, and being Lot 5, Block D of The Landing at Bay Creek, Unit 1, as per plat recorded in Plat Book 102, Page 42-44 of Gwinnett County, Georgia, and being Lot 5, Block D of The Landing at Bay Creek, Unit 1, as per plat recorded in Plat Book 102, Page 42-44 of Gwinnett County, Georgia, and being Lot 5, Block D of The Landing at Bay Creek Wolf, as a property being known as 832 Creek Bottom Road according to the present system of numbering property in Gwinnett County Georgia. Said property may more commonly be known as 832 Creek Bottom Road, Loganville, GA 30052. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remonthly installments on said loan as is basis without any representation, warranty or reconse against the following in the sum and all expenses of this sale, including attorneys fees hoving been given). The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is Broker Solutions Inc. dba New American Funding, New American Funding, New American Funding, New American Funding ordinances; FAIRVIEW PARK RECORDED IN DEED BOOK 28492, PAGE 93, GWINNETT COUNTY, GEORGÍA RECORDS; AS AMENDED FROM TIME TO TIME. PAR-CEL ID: R7347-456 ADDRESS: 389 EAGLE TIFF DRIVE, SUGAR HILL, GA 30518 The debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, acrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property are Alberto Miguel Duque Rincon and Aleiandra Duque Morales. The property, being commonly known as 389 Eagle Tiff Dr, Sugar Hill, GA, 30518 in Gwinnett County, will be sold as the property of the definition and Aleiandra Duque Rincon and Beandra Duque Rincon and Duque Rincon and Beandra Duque Rin

ing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in posession of the property are Kenneth Bryan Jackson and or tenant(s). 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 cudit of the status of the loan with the holder of the Security Deed. Broker Solutions Inc. dba New American Funding as Attorney-in-Fact for Kenneth Bryan Jackson Contact: Padgett Law Group: 6267 Old Water Ook Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520

422-2520 7/5 12 19 26 2023 GDP2745

would be disclosed by dispection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to O.C.G.A. Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above described mortagae is as follows: ServiceMac, LLC, 9726 Old Bailes Road, Suite 200, Fort Mill, SC 29707, 844-478-2622. The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortagae in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortagae instrument. The sale will be conducted subject (1) to confirmation and audit of the status of the loan with the holder of the Security Deed Albertell Law Attorney in Fact for Alberton Miguel Duque Rincon and Aleiandra Duque Mordes 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242 By: Rohan Rupani For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PUR-188589 - 23-006323 A 4788589 - 25-006323 A 4788589 - 25-006323 A 4788589 - 25-006323 A 4788589 - 25-006323 A 4788589 STATE OF GEORGIA
COUNTY OF GWINNETT NOTICE OF
SALE UNDER POWER
Under and by virtue of
the power of sale contained with that certain
Security Deed dated
June 26, 2020, from Alberto Misquel Duque Rincon and Aleiandra Duque
Morales to Mortgage
Electronic Registration
Systems, Inc., as nominee for Paramount Residential Mortgage Group,
Inc., recorded on July 22,
2020 in Deed Book 5678
at Page 264 Gwinnet
County, Georgia records,
having been last sold, assigned, transferred and
conveyed to Data Mortgage, INC. DBA, Essex
Mortgage by Assignment
and said Security Deed
having been given to secure a note dated June
26, 2020, in the amount of
\$206,196.00, and said Note
being in default, the undersigned will sell and
Lying
House of Gwinnett County, Georgia, on August 1,
2023 the following described real property
(hereinafter referred to
as the "Property"): ALL
THAT TRACT OR PARCEL OF LAND LYING
AND BEING IN LAND
LOT 347 OF THE 7TH
DISTRICT, GWINNETT
COUNTY, GEORGIA,
BEING UNIT 128 OF
FAIRVIEW PARK
TOWNHOMES, UNIT 3,
AND BEING UNIT 128 OF
FAIRVIEW PARK
TOWNHOMES, UNIT 3,
AND BEING UNIT 128 OF
FAIRVIEW PARK
TOWNHOMES, UNIT 3,
AND BEING WORE
PARTICULARLY DESCRIBED MORE
PARTICULARLY DESCRIBED MORE
PARTICULARLY DESCRIBED
THE POINT OF BEGINNING COMMENCE AT
THE INTERSECTION
OF THE COMMON
LAND LOT S347 AND 34
AND LOTS 347 AND 34
AND LOTS 347 AND 34
AND THE WESTERLY
RIGHT-OF-WAY);
THENCE ALONG THE
WESTERLY RIGHT-OFWAY OF SUWANEE
DAM ROAD IN A
SOUTH TI DEGREES 50 MINUTES 08
SCOONDS WEST FOR A
DISTANCE OF 489.88

Foreclosures

STATE DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 104, BLOCK A, AUSTIN COMMONS, AS MORE PARTICULARLY DEPLICTED ON A PLAT RECORDED IN PLAT BOOK 133, PAGES 199 202, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATIED HEREIN BY REFERENCE. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). PENNYMAC LOAN SERVICES, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. PENNYMAC LOAN SERVICES, LLC, acting on behalf of and, as necessary, in consultation with PENNYMAC LOAN SERVICES, LLC (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan Pursuant to O.C.G.A. § 44 14 162.2, PENNYMAC LOAN SERVICES, LLC may be contacted at TOAN SERVICES, LLC and be contacted at TOAN SERVICES, LLC AN SERVICES, LLC, AND SERVICES, LLC, AN purpose of paying the same and all expenses of

To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as signed, the portryparties in possession of the subiect property known as
1870 BROWNING BEND
COURT, DACULA,
GEORGIA 30019 is/are:
CLARENCE GLYMPH II
or tenant/tenants.
Said property will be sold
subject to (a) any outstanding ad valorem taxes (including taxes which
are a lien, but not yet
due and payable), (b)
any matters which might
be disclosed by an accurate survey and inspection of the property, and
(c) all matters of record
superior to the Deed to
Secure Debt first set out
above, including, but not
limited to, assessments,
liens, encumbrances,

limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. deed.
Pursuant to O.C.G.A.
Section 9 13 172.1, which
allows for certain procedures regarding the
rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph.

PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for nonjudicial sales in the State of Georgia, the

as Attorney in Fact for CLARENCE GLYMPH II.
THIS LAW FIRM IS
ACTING AS A DEBT
COLLECTOR AT
TEMPTING TO COLLECT A DEBT. ANY
INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.
00000000761214 00000009761214 BARRETT DAFFIN FRAPPIER TURNER & FNGFL.IIP

ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 (972) 341 5398 7:5,2023

GDP2891
gpn11
NOTICE OF FORECLOSURE SALE UNDER
POWER FORSYTH
COUNTY, GEORGIA
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Rachell Kim to
Eunae Yu, dated

given by Rachell Kim to
Eunae Yu, dated
12/28/2022, and recorded
in Deed Book 60390, Page
00819 Gwinnett County,
Georgia Records, conveying the after-described property to secure a Note in the origicure a Note in the original principal amount of Thirty Five Thousand and 0/100 dollars (\$35,000.00), 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, within the legal hours of sale on 08/01/2023, the following described property: All that tract or parce of described property: All that tract or parcel of land identified as 3750 Crescent Walk Lane, Map & Parcel Number R7215 279, in Land Lot 215 of the 7th District in Gwinnett County, Georgia Records. 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 possible events of default, failure to pay the indebtedness as and fault, 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 Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having

6/28;7/5 12 19 26 2023

GDP2886
gpn11
NOTICE OF SALE
UNDER POWER
State of GEORGIA,
County of GWINNETT.
Under and by virtue of
the Power of Sale contained in a Deed to Secure Debt given by
CLARENCE GLYMPH II
to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.,
AS GRANTEE, AS NOM-INEE FOR SOUTHEAST
MORTGAGE OF GEORGIA, INC., ITS SUCCESSORS AND ASSIGNS,
dated 04/14/2016, and
Recorded on 04/18/2016, and
Recorded on 04/18/2016, and
Recorded on 04/18/2016 and
Recorded on 04/18/2016, and
RECORDER OF SOUR STAND
BOOK 59399, PAGE 462,
GWINNETT COUNTY
Georgia records, as last
assigned to PENNYMAC
LOAN SERVICES, LLC
(the Secured Creditor),
by assignment, conveying the after described ing attorney's fees (not lect attorney's fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: William R. Carlisle, attorney for Eunae Yu and he can be contacted at (770) 337-4964, or by writing to 4607 Cardinal Ridge Way, Flowery Branch, GA 30542, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordithe Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$345,203.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the GWINNETT County Courlnows within the the property, any assessments, liens, encumprances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the porty in possession of the property is Rachell Kim or tenant(s); and said property is commonly known as 3750 Crescent Walk Lane, Suwanee, GA 30024. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy at the GWINNETT County Courthouse within the
legal hours of sale on the
first Tuesday in September, 2023, the following
described property:
ALL THAT TRACT OR
PARCEL OF LAND LYING AND BEING IN
LAND LOT 261 OF THE

Code; (2) final confirmation and audit of the status of the loan with the holder of the security deed; and (3) any right of redemption or other lien not extinguished by foreclosure.
William R. Carlisle as Attorney at Law for Eunae Yu, phone (770) 337-4964, or by writing to: 4607 Cardinal Ridge Way, Flowery Branch, GA 30542.

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.. 7/5 12 19 26 2023 GDP2906 GDP2906
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NOTICE OF SALE UNDER POWER STATE
OF GEORGIA, COUNTY
OF GWINNETT By
virtue of a Power of Sale
contained in that certain
Security Deed from
Stephen Robert Munier
to Mortgage Electronic
Registration Systems,
Inc., as nominee for To Mortgage Electronic Registration Systems, Inc., as nominee for Branch Banking and Trust Company, dated April 20, 2014 and recorded on December 1, 2014 in Deed Book 53253, Page 23, in the Office of the Clerk of Superior Court of Gwinnett County Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of One Hundred Sixty-Two Thousand dred Sixt-Two Thousand and 00/100 dollars (S162,000.00) with interest thereon as provided therein, 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 has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in August, 2023, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 271 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, WYNTREE SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 61, PAGE 169, GWINNETT COUNTY, GEORGIA, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION. SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD. Said property may more commonly be known as 5325 Wyntree Court, Peachtree Court, P wood Village, CO. 80111, 800-315-4757. Said property will be sold on an asibasis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may offect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; property g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Stephen Robert Munier and or tenant(s). 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. restrictive of the Security Deed. Specialized Loan Servic-ing LLC as Attorney-in-Fact for Stephen Robert Munier Contact: Padgett Law Group: 6267 Old Wa-ter Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 7:5,12,19,26,2023

GDP2923 GDP2923
gpn11
Notice of Sale Under
Power. State of Georgia,
County of GWINNETT.
Under and by virtue of
the Power of Sale contained in a Deed to Secure Debt given by
LEONARD HENDERSON AND KEILLI ANG-SON AND KELLI LANG-LEY to WELLS FARGO HOME MORTGAGE, HOME MORTGAGE,
INC., dated 06/17/2003,
and Recorded on
07/29/2003 as Book No.
33863 and Page No. 0041,
GWINNETT County,
Georgia records, as last
assigned to WELLS
FARGO BANK, N.A.
SUCCESSOR BY MERGE
R TO WELLS FARGO
HOME MORTGAGE INC HOME MORTGAGE INC (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$204,380.00, with interest at the rate specified therein, there will be sold by the undersigned of public outcry to the highest bidder for cash at the GWINNETT County Courthouse within the first Tuesday in August, rist Tuesday in August, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 151 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 1, BLOCK E, UNIT ONE, GATES MILL, AS PER PLAT RECORDED IN PLAT BOOK 47, PAGE 135, GWINNETT COUNTY RECORDS. REFERENCE TO SAID PLAT IS HEREBY MADE FOR A COMPLETE DESCRIPTION OF THE PROPERTY HEREIN DESCRIPTION OF THE PROPERTY IS IMPROVED PROPERTY IN GWINNETT COUNTY, GEORGIA. The debt secured by said 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 Mote and Deed to Secure Debt. Because the debt remains in default,

his sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO HOME MORT-GAGE INC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. WELLS FARGO BANK, N.A., acting on behalf of and, as necessary, in consultation with WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE INC the tourrent investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, WELLS FARGO BANK, N.A. may be contacted at: WELLS FARGO BANK, N.A., and STATEVIEW BLVD., FORT MILL, SC 29715, 800 288 3212. Please note that, pursuant to O.C.G.A. § 44 1162.2, the that, pursuant to O.C.G.A. § 44 14 162.2, the O.C.G.A. § 4414 62.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 1464 MILLENNIAL LANE.

Foreclosures

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SHIRLEY A BYRD or tenant/tenants. Said property will be sold sub-ject to (a) any outstand-ing ad valorem taxes (in-

ing ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning

including, but not limited to, assessments, liens, encumbrances, easements, restrictions, covenants, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as reguided in the preceding

confirmation and audit of the status of the loan as provided in the preceding paragraph. BANK OF AMERICA, N.A. as Attorney in Fact for SHIRLEY A BYRD. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION ON TAINED WILL BE USED FOR THAT PURPOSE. 00000009812793 as 1464 MILLENNIAL LANE, LAWRENCEVILLE, GEORGIA 30045 is/are: LEONARD HENDER-SON AND KELLI LANG-LEY or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet USED FOR THAT PUR-POSE. 0000009812793 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Ad-dison, Texas 75001 Tele-phone: (972) 341 5398. 7/5,12,19,26,2023 es (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, GDP2926 zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Seorgia, the Deed Under Power and other foreclosure documents may not

GDP2926
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Notice of Sale Under
Power. State of Georgia,
County of GWINNETT.
Under and by virtue of
the Power of Sale contained in a Deed to Secure Debt given by
RICKY FOREST AND
TERESA A FOREST AND
TERESA A FOREST TAND
TERESA A FOREST AND
TERESA A FOREST AND GWINNETT COUNTY,
Georgia records, as last
assigned to PENNYMAC
LOAN SERVICES, LLC
(the Secured Creditor),
by assignment, conveying the after described
property to secure a
Note of even date in the
original principal amount
of \$185,655.00, with interest at the rate specified
therein, there will be
sold by the undersigned
at public outcry to the
highest bidder for cash
at the GWINNETT County Courthouse within the
legal hours of sale on the
first Tuesday in August,
2023, the following defirst Tuesday in August,
2023, the following described property: ALL
THAT TRACT OR PARCEL OF LAND LYING
AND BEING IN LAND
LOT 88 OF THE 6TH
DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING PART OF
LOTS 15 AND 16
OF BLOCK B, UNIT
ONE, OLD DOMINION
SUBDIVISION, ACCORDING TO SURVEY
PREPARED FOR
JAMES A. LEMONS
AND PENELOPE L.
LEMONS BY JOSEPH
C. KING,
REGISTERED LAND
SURVEYOR NO 1418,
AND BEING MORE
PARTICULARY
DEPARTICULARY
DEPARTI Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE INC as Attorney in Fact for LEONARD HENDERSON AND KELLI LANGLEY. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 0000000943552 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.

715,12,19,26,2023
GDP2924 GDP2924
gpn11
Notice of Sale Under
Power. State of Georgia,
County of GWINNETT.
Under and by virtue of
the Power of Sale contained in a Deed to Secure Debt given by
SHIRLEY A BYRD to
BANK OF AMERICA,
N.A. , dated 05/03/2005,
and Recorded on
Of/02/2005 as Book No.
42944 and Page No. 0111,
GWINNETT County,
Georgia records, as last
assigned to BANK OF
AMERICA, N.A. (the Secured Creditor), by assignment, conveying the

RIGHT OF WAY OF RUNELLE PLACE (60' R/W) A DISTANCE OF 151.0 FEET EASTERLY FROM THE INTERSECTION TION
OF THE EASTERLY
RIGHT OF WAY OF
SUMMIE DRIVE (60'
R/W) WITH THE

GDP2924

cured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of

date 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 cash at the GWINNETT County Courthouse within the legal hours of sale on the

at the GWINNETT County Courthouse within the legal hours of sale on the legal hours of sale on the first Tuesday in August, 2023, the following described property: THE FOLLOWING DESCRIBED PROPERTY: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT(S) 65 OF THE 5 DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT (S) 15, BLOCK A, MILL-STONE SUBDIVISION, PHASE 1, AS PER PLAT RECORDED IN PLAT BOOK 80, PAGE 17, GWINNETT COUNTY, GEORGIA RECORDS. BEING AND INTENDING TO DESCRIBE THE SAME PREMISES CONVEYED IN A DEED RECORDED 105/07/1999 BAGE

RECORDED 05/07/1999 IN BOOK 18329, PAGE

IN BOOK 18329, PAGE 266.
KNOWN AS: 3705
MICHAELS CREEK
WAY 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

fault, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). BANK OF AMERICA, N.A. holds the duly endorsed. Note and is the

N.A. notes the duly endorsed Note and is the current assignee of the Security Deed to the property. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING,

property. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, acting on behalf of and, as necessary, in consultation with BANK OF AMERICA, N.A. (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP may be contacted at: BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, 7105 CORPORATE DRIVE, PLANO, TX, 75024, 800 669 6650. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the sublect property known as 3705 MICHAELS CREEK WAY, LOGANYILLE, GEORGIA 30052 is/are:

R/W) WITH THE SOUTHERLY RIGHT OF WAY OF RUNELLE PLACE (60' R/W) (IF INTERSECTION SAID WAS EXTENDED),

WAS
EXTENDED), AND
RUNNING THENCE
EASTERLY ALONG
THE SOUTHERLY
RIGHT OF WAY OF
RUNELLE PLACE A
DISTANCE OF 184.13
FEET TO AN IRON PIN
FOUND;
THENCE RUNNING
SOUTHEASTERLY A
DISTANCE OF 158.01
FEET TO AN IRON PIN
SET; THENCE RUNNING
WESTERLY A
DISTANCE OF 68.16
FEET TO AN IRON PIN
SET; THENCE RUNNING WESTERLY A
DISTANCE OF 68.16
FEET TO AN IRON PIN
SET; THENCE RUNNING WESTERLY A
DISTANCE OF 68.16
FEET TO AN IRON PIN
SET; THENCE RUNNING WESTERLY
A DISTANCE OF 43.54
FEET TO AN IRON PIN
SET; THENCE
RUNNING WESTERLY
A DISTANCE OF 43.54
FEET TO AN IRON
PIN SET; THENCE
RUNNING WESTERLY
A DISTANCE OF 43.54
FEET TO AN IRON
PIN SET; THENCE
RUNNING WESTERLY
A DISTANCE OF 43.54
FEET TO AN IRON
PIN SET; THENCE
RUNNING NORTHEASTERLY A DISTANCE OF 171.5 FEET
TO AN IRON
PIN SET; THENCE
RUNNING NORTHEASTERLY A DISTANCE OF 43.54
FEET TO AN IRON
PIN SET; THENCE
RUNNING NORTHEASTERLY A DISTANCE OF 43.54
FEET TO AN IRON
PIN SET; THENCE
RUNNING NORTHEASTERLY A DISTANCE OF 43.54
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PIN SET; THENCE
RUNNING NORTHEASTERLY A DISTANCE
RUNNING NORTHEASTERLY A DISTANCE
FEET TO AN IRON
PIN SET; THENCE
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RUNNING
THE SAME

TY DEED GRANTOR JAMES A **LEMONS** A. LEMONS PENELOPE L.

AND PEN LEMONS GRANTEE: GRANTEE:
RICKY FOREST AND
TERESA A FOREST AS
JOINT TENANTS WITH
RIGHTS OF SURVIVORSHIP
DATED:
12/27/2013
RECORDED
12/21/2012

DATED:
J227/2013
RECORDED
J223/2013
DOC#/BOOK PAGE
527/9 262
ADDRESS: 3428
RUNELLE PL SW, LILBURN, GA 3004/ The
debt secured by soid
Deed to Secure Debt has
been and is hereby declared due because of,
among other possible
events of default, failure
to pay the indebtedness
as and when due and in
the manner provided in
the Note and Deed to Secure Debt. Because the
debt remains in default,
this sale will be made for
the purpose of paying the
same and all expenses of
this sale, as provided in
the Deed to Secure Debt
and by law, including attorneys fees (notice of intent to collect attorneys
fees having been given).
PENNYMAC LOAN
SERVICES, LLC holds
the duly endorsed Note
and is the current assignee of the Security
Deed to the property.
PENNYMAC LOAN
SERVICES, LLC holds

PENNYMAC LOAN SERVICES, LLC, acting on behalf of and, as necessary, in consultation with PENNYMAC LOAN SERVICES, LLC (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify tiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, PENNYMAC LOAN SERVICES, LLC