9075 Foreclosures	9075 Foreclosures	9075 Foreclosures	9075 Foreclosures	9075 Foreclosures	9075 Foreclosures	9075 Foreclosures	9075 Foreclosures	9075 Foreclosures
transferred to or ac-	grees 49 minutes 15 sec-	Mellon, f/k/a The Bank of	the terms of the mort-	278, Gwinnett County,	law to negotiate, amend	be provided until final	being the first Wednes-	Wells Fargo Bank, NA is
quired by U.S. Bank Trust National Associa- tion, as Trustee of CVF	onds East, 237.74 feet to an iron pin; running thence South 29 degrees	New York, successor in interest to JPMorgan Chase Bank, N.A. as	gage instrument. FLAGSTAR BANK, FSB as Attorney in Fact for	Georgia Records, which plat is incorporated here- in and made a part here-	or modify the terms of the loan. To the best knowledge	confirmation and audit of the status of the loan as provided immediately	day of said month), the following described prop- erty:	the entity or individual designated who shall have full authority to ne-
III Mortgage Loan Trust II, conveying the after-	09 minutes 19 seconds East, 107.51 feet to an	Trustee for Structured Asset Mortgage Invest-	SARAH SCOTT MILEY THE BELOW LAW	of by reference for a more detailed descrip-	and belief of the under- signed, the party in pos-	above. Deutsche Bank National	ALL THAT TRACT OR PARCEL OF LAND LY-	gotiate, amend and modi- fy all terms of the mort-
described property to se- cure a Note in the origi-	iron pin; running thence South 61 degrees 49 min-	ments II Inc., Bear Stearns ALT-A Trust,	FIRM MAY BE HELD	tion; being known as 1887 Lake Ridge Terrace, ac-	session of the property is Sang Nguyen, Anh Ngoc	Trust Company, as Trustee for Ameriquest	ING AND BEING IN LAND LOT 61 OF THE	gage. Wells Fargo Bank, NA
nal principal amount of \$403,750.00, with interest at the rate specified	utes 15 seconds West 237.24 feet to an iron pint and the POINT OF BE-	Mortgage Pass-Through Certificates, Series 2006-2 is the holder of the Secu-	DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY IN-	cording to the present system of numbering property in Gwinnett	Thi Ngo and Luong Nguyen or a tenant or tenants and said proper-	Mortgage Securities Inc., Asset-Backed Pass- Through Certificates, Se-	6TH DISTRICT, GWIN- NETT COUNTY, GEOR- GIA, BEING LOT 2,	Loss Mitigation 3476 Stat- eview Boulevard Fort Mill, SC 29715 1-800-678-
therein, there will be sold by the undersigned	GINNING. Said tract containing .	rity Deed to the property in accordance with	FORMATION OB- TAINED WILL BE	County, Georgia. The debt secured by said	ty is more commonly known as 2105 Springer	ries 2004-R5 as agent and Attorney in Fact for	BLOCK A, EASTPARKE SUBDIVISION, AC-	7986 Note, however, that such
at public outcry to the highest bidder for cash	5855 acres, more or less, and being known as 1402	OCGA § 44-14-162.2. The entity that has full	USED FOR THAT PUR- POSE.	Security Deed has been and is hereby declared	Walk, Lawrenceville, Georgia 30043. Should a	Lanell F. Nelson Aldridge Pite, LLP, Six	CORDING TO PLAT RECORDED AT PLAT	entity or individual is not required by law to nego-
before the Courthouse door of Gwinnett County, Georgia (or such other	Martin Nash Road ac- cording to the present system of numbering	authority to negotiate, amend, and modify all terms of the mortgage	Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100,	due because of, among other possible events of default, failure to pay the	conflict arise between the property address and the legal description the	Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Geor-	BOOK 59, PAGE 227, GWINNETT COUNTY, GEORGIA, RECORD,	tiate, amend or modify the terms of the loan. Said property will be sold
area as designated by Order of the Superior	property in Gwinnett County, Georgia.	with the debtor is: Spe- cialized Loan Servicing	Peachtree Corners, GA 30071	indebtedness as and when due and in the	legal description will control.	gia 30305, (404) 994-7400. 1017-6176A	BEING IMPROVED PROPERTY KNOWN AS	subject to: (a) any out- standing ad valorem tax-
Court of said county), within the legal hours of	The debt secured by said Security Deed has been	LLC, 6200 S. Quebec St., Suite 300, Greenwood Vil- lage, CO 80111, 800-306-	Telephone Number: (877) 813-0992 Case No. FLB-22-00466-5	manner provided in the Note and Security Deed. The debt remaining in	The sale will be conduct- ed subject (1) to confir-	THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR AT-	1850 EASTFORD TRACE, STONE MOUN- TAIN, GEORGIA 30087.	es (including taxes which are a lien, but not yet
sale on August 1, 2023 (being the first Tuesday of said month unless said	and is hereby declared due because of, among other possible events of	6059. Note, however, that such	Ad Run Dates 07/05/2023, 07/12/2023, 07/19/2023,	default, this sale will be made for the purpose of	mation that the sale is not prohibited under the U.S. Bankruptcy Code	COLLECTOR AT- TEMPTING TO COL- LECT A DEBT. ANY IN-	The debt secured by said Security Deed has been	due and payable), (b) un- paid water or sewage bills that constitute a lien
date falls on a Federal Holiday, in which case	default, failure to pay the indebtedness as and	entity is not required by law to negotiate, amend	07/26/2023	paying the same and all expenses of this sale, as	and (2) to final confirma- tion and audit of the sta-	FORMATION OB- TAINED WILL BE	and is hereby declared due because of, among	against the property whether due and payable
being the first Wednes- day of said month), the following described prop-	when due and in the manner provided in the Note and Security Deed.	or modify the terms of the loan. To the best knowledge	Gpn11 gdp2791	provided in the Security Deed and by law, includ- ing attorneys fees (notice	tus of the loan with the holder of the security deed.	USED FOR THAT PUR- POSE. 1017-6176A 07/05/2023, 07/12/2023,	other possible events of default, failure to pay the indebtedness as and	or not yet due and payable and which may not be of record, (c) the
erty: All that tract or parcel of	The debt remaining in default, this sale will be	and belief of the under- signed, the party in pos-	STATE OF GEORGIA COUNTY OF GWIN- NETT	of intent to collect attor- neys fees having been	Freedom Mortgage Cor- poration	07/19/2023, 07/26/2023.	when due and in the manner provided in the	right of redemption of any taxing authority, (d)
land lying and being in Land Lot 121 of the 5th	made for the purpose of paying the same and all	session of the property is Nyadi G. Abatso or a ten- ant or tenants and said	NOTICE OF SALE UN- DER POWER	given). Said property is com-	as Attorney in Fact for Sang Nguyen and Luong	Gpn11 gdp2806	Note and Security Deed. The debt remaining in	any matters which might be disclosed by an accu-
District, Gwinnett Coun- ty, Georgia, being Lot 23, Block A, Natchez Trace	expenses of this sale, as provided in the Security Deed and by law, includ-	property is more com- monly known as 3885	Pursuant to the power of sale contained in the Se- curity Deed executed by	monly known as 1887 Lake Ridge Terrace, Lawrenceville, GA 30043	Nguyen McCalla Raymer Leibert Pierce, LLC	NOTICE OF SALE UN- DER POWER	default, this sale will be made for the purpose of paying the same and all	rate survey and inspec- tion of the property, and (e) any assessments,
Subdivision, as per plat recorded in Plat Book	ing attorneys fees (notice of intent to collect attor-	Lester Woods Drive, Lawrenceville, Georgia	BRITTAINY J. HOLLINS AND BEN L.	together with all fixtures and personal property at-	1544 Old Alabama Road Roswell, GA 30076	GEORGIA, GWINNETT COUNTY Under and by virtue of	expenses of this sale, as provided in the Security	liens, encumbrances, zoning ordinances, re-
100, Pages 239-240, as re- vised in Plat Book 108, Page 105, Gwinnett Coun-	neys fees having been given). Said property is com-	30044. Should a conflict arise between the prop- erty address and the le-	MURPHY SR to MORT- GAGE ELECTRONIC	tached to and constitut- ing a part of said proper- ty, if any. To the best	www.foreclosurehot- line.net EXHIBIT A	the Power of Sale con- tained in a Security Deed	Deed and by law, includ- ing attorneys fees (notice of intent to collect attor-	strictions, covenants, and matters of record superi- or to the Security Deed
ty, Georgia records, which plats are incorpo-	monly known as 1402 Martin Nash Road, Lil-	gal description the legal description will control.	REGISTRATION SYS- TEMS, INC., AS NOMI- NEE FOR HOME	knowledge and belief of the undersigned, the par-	All that tract or parcel of land lying and being in	given by Kimberly M Truesdale to FT Mort- gage Companies d.b.a.	neys fees having been given).	first set out above. The sale will be conduct-
rated herein and made a part hereof by reference. Subject Property Ad-	burn, GA 30047 together with all fixtures and per-	The sale will be conduct- ed subject (1) to confir-	AMERICA MORTGAGE, INC. in the original prin-	ty (or parties) in posses- sion of the subject prop-	Land Lots 111 and 85 of the 7th District, Gwinnett	HomeBanc Mortgage Corporation, dated July	Said property is com- monly known as 1850	ed subject to (1) confir- mation that the sale is not prohibited under the
dress: 30017. Parcel ID: 838 Natchez Valley	sonal property attached to and constituting a part of said property, if any.	mation that the sale is not prohibited under the U.S. Bankruptcy Code	cipal amount of \$117,702.00 dated April 2, 2008 and recorded in	erty is (are): Christo- pher Padgett or tenant or tenants.	County, Georgia, being Lot 121, Block A, Hunt- cliff Subdivision, Unit	29, 1999, recorded in Deed Book 18947, Page 252, Gwinnett County,	Eastford Trc, Stone Mountain, GA 30087 to- gether with all fixtures	U.S. Bankruptcy Code; and (2) final confirma-
Trace, Grayson, Georgia R5121 158	To the best knowledge and belief of the under-	and (2) to final confirma- tion and audit of the sta-	Deed Book 48765, Page 318, Gwinnett County	Truist Bank is the entity or individual designated	Two, as per plat of record in Plat Book 63,	Georgia Records and as modified by that certain	and personal property at- tached to and constitut-	tion and audit of the sta- tus of the loan with the
The debt secured by said Security Deed has been and is hereby declared	signed, the party (or par- ties) in possession of the subject property is	tus of the loan with the holder of the security deed.	records, said Security Deed being last trans-	who shall have full au- thority to negotiate, amend and modify all	Page 194, Gwinnett Coun- ty records, which plat is incorporated herein and	Loan Modification Agree- ment recorded in Deed	ing a part of said proper- ty, if any. To the best knowledge and belief of	holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-
due because of, among other possible events of	(are): Scott J. Hammond or tenant or tenants.	The Bank of New York Mellon, f/k/a The Bank of	ferred to SELENE FI- NANCE LP in Deed Book 54923, Page 442, Gwinnett	terms of the mortgage. Truist Bank Mortgage	made a part hereof by reference. Said tract is	Book 59771, Page 393, Gwinnett County, Geor- gia Records, as last	the undersigned, the par- ty (or parties) in posses-	172.1, which allows for certain procedures re-
default, failure to pay the indebtedness as and when due and in the	PennyMac Loan Ser- vices, LLC is the entity or individual designated	New York, successor in interest to JPMorgan Chase Bank, N.A. as	County records, the un- dersigned will sell at	Loan Servicing P.O. Box 2467 Greenville, SC 29602- 2467 1-800-827-3722	also known as 2105 Springer Walk, Lawrenceville, Georgia	transferred to MidFirst Bank by assignment	sion of the subject prop- erty is (are): Pravin C. Mehta or tenant or ten-	garding the rescission of judicial and non-judicial sales in the State of
manner provided in the Note and Security Deed.	who shall have full au- thority to negotiate,	Trustee for Structured Asset Mortgage Invest-	public outcry to the high- est bidder for cash, be- fore the Courthouse door	Note, however, that such entity or individual is not	30043 per the present sys- tem of numbering in	recorded in Deed Book 49009, Page 842, Gwinnett County, Georgia	ants. Shellpoint Mortgage Ser-	Georgia, the Deed Under Power and other foreclo-
The debt remaining in default, this sale will be	amend and modify all terms of the mortgage.	ments II Inc., Bear Stearns ALT-A Trust,	in said County, or at such other place as lawfully	required by law to nego- tiate, amend or modify	Gwinnett County, Geor- gia.	Records, conveying the after-described property	vicing is the entity or in- dividual designated who	sure documents may not be provided until final
made for the purpose of paying the same and all expenses of this sale, as	PennyMac Loan Ser- vices, LLC Loss Mitiga- tion 3043 Townsgate	Mortgage Pass-Through Certificates, Series 2006-2 as Attorney in Fact for	designated, within the le- gal hours of sale, on Au- gust 01, 2023, the proper-	the terms of the loan. Said property will be sold subject to: (a) any out-	This conveyance is made subject to all zoning ordi- nances, easements and	to secure a Note in the original principal amount of ONE HUNDRED	shall have full authority to negotiate, amend and modify all terms of the	confirmation and audit of the status of the loan as provided immediately
provided in the Security Deed and by law, includ-	Road #200, Westlake Vil- lage, CA 91361 1-866-549-	Nyadi G. Abatso McCalla Raymer Leibert	ty in said Security Deed and described as follows:	standing ad valorem tax- es (including taxes which	restrictions of record, if any, affecting said bar-	of ONE HUNDRED THIRTY-EIGHT THOU- SAND NINE HUNDRED	mortgage. Shellpoint Mortgage Ser-	above. Wells Fargo Bank, N.A.
ing attorneys fees (notice of intent to collect attor- neys fees having been	3583 Note, however, that such entity or individual is not	Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076	ALL THAT TRACT OR	are a lien, but not yet due and payable), (b) un- paid water or sewage	gained premises. MR/j.d 8/1/23 Our file no. 22-09737GA -	AND 0/100 DOLLARS (\$138,900.00), with inter-	vicing PO Box 10826 Greenville, SC 29603-0826 1-800-365-7107	as agent and Attorney in Fact for Romel D. Smith aka Romel Smith
given). Said property is com-	required by law to nego- tiate, amend or modify	www.foreclosurehot- line.net	PARCEL OF LYING AND BEING IN LAND LOT 205 OF THE 5TH	bills that constitute a lien against the property	FT17 07/05/2023, 07/12/2023,	est thereon as set forth therein, there will be sold at public outcry to	Note, however, that such entity or individual is not	Aldridge Pite, LLP, Six Piedmont Center, 3525
monly known as 838 Natchez Valley Trace, Grayson, GA 30017 to-	the terms of the loan. Said property will be sold subject to: (a) any out-	EXHIBIT A ALL THAT TRACT OR PARCEL OF LAND LY-	LOT 205 OF THE 5TH DISTRICT OF GWIN- NETT COUNTY, GEOR-	whether due and payable or not yet due and payable and which may	07/19/2023, 07/26/2023. Gpn11	the highest bidder for cash before the court-	required by law to nego- tiate, amend or modify the terms of the loan.	Piedmont Road, N.E., Suite 700, Atlanta, Geor- gia 30305, (404) 994-7400.
gether with all fixtures and personal property at-	standing ad valorem tax- es (including taxes which	ING AND BEING IN LAND LOT 131 OF THE	GIA, BEING LOT 73, BLOCK A, UNIT FOUR, ASHLAND MANOR SUB-	not be of record, (c) the right of redemption of	gdp2802 NOTICE OF SALE UN-	house door of Gwinnett County, Georgia, or at such place as may be	Said property will be sold subject to: (a) any out-	1000-18187A THIS LAW FIRM MAY
tached to and constitut- ing a part of said proper-	are a lien, but not yet due and payable), (b) un-	6TH DISTRICT, GWIN- NETT COUNTY, GEOR-	BLOCK A, UNIT FOUR, ASHLAND MANOR SUB- DIVISION, AS PER PLAT RECORDED IN PLAT BOOK 57, PAGE 175, GWINNETT COUN-	any taxing authority, (d) any matters which might	DER POWER, GWIN- NETT COUNTY	lawfully designated as an alternative, within the le-	standing ad valorem tax- es (including taxes which	BE ACTING AS A DEBT COLLECTOR AT-
ty, if any. To the best knowledge and belief of the undersigned, the par-	paid water or sewage bills that constitute a lien against the property	GIA, BEING LOT 4, BLOCK A, LESTER WOODS SUBDIVISION,	PLAT BOOK 57, PAGE 175, GWINNETT COUN- TY, GEORGIA	be disclosed by an accu- rate survey and inspec- tion of the property, and	Pursuant to the Power of Sale contained in a Secu- rity Deed given by Lanell	gal hours of sale on the first Tuesday in August,	are a lien, but not yet due and payable), (b) un- paid water or sewage	TEMPTING TO COL- LECT A DEBT. ANY IN- FORMATION OB-
ty (or parties) in posses- sion of the subject prop-	whether due and payable or not yet due and	UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 16, PAGE 250, GWINNETT COUN-	RECORDS, WHICH PLAT IS INCORPORAT-	(e) any assessments, liens, encumbrances,	F. Nelson to Ameriquest Mortgage Company dat-	2023, the following de- scribed property: SEE EXHIBIT A AT-	bills that constitute a lien against the property	TAINED WILL BE USED FOR THAT PUR-
erty is (are): Michael O. Oyerinde or tenant or tenants.	payable and which may not be of record, (c) the right of redemption of	PLAT BOOK 16, PAGE 250, GWINNETT COUN- TY, GEORGIA	ED HEREIN BBY REF- ERENCE AND MADE A PART_OF_THIS_DE-	zoning ordinances, re- strictions, covenants, and matters of record superi-	ed 4/21/2004 and recorded in Deed Book 38058 Page 114 Gwinnett County,	TACHED HERETO AND MADE A PART HERE-	whether due and payable or not yet due and payable and which may	POSE. 1000-18187A 07/05/2023, 07/12/2023, 07/19/2023, 07/26/2023.
Shellpoint Mortgage Ser- vicing is the entity or in-	any taxing authority, (d) any matters which might	RECORDS, WHICH PLAT IS INCORPORAT-	SCRIPTION. Said property being	or to the Security Deed first set out above.	Georgia records; as last transferred to or ac-	OF The debt secured by said Security Deed has been	not be of record, (c) the right of redemption of	Gpn11
dividual designated who shall have full authority to negotiate, amend and	be disclosed by an accu- rate survey and inspec-	ED HEREIN BY REF- ERENCE AND MADE A	known as: 354 SPRING FALLS DR	The sale will be conduct- ed subject to (1) confir-	quired by Deutsche Bank National Trust Company, as Trustee for	and is hereby declared due because of, among	any taxing authority, (d) any matters which might	gdp2827 NOTICE OF SALE UN- DER POWER
modify all terms of the mortgage.	tion of the property, and (e) any assessments, liens, encumbrances,	PART HEREOF. MR/mac 8/1/23 Our file no. 5166918 - FT7	LAWRENCEVILLE, GA 30045 To the best of the under-	mation that the sale is not prohibited under the U.S. Bankruptcy Code;	Ameriquest Mortgage Se- curities Inc., Asset-	other possible events of default, failure to pay the indebtedness as and	be disclosed by an accu- rate survey and inspec- tion of the property, and	GEORGIA, GWINNETT COUNTY
Shellpoint Mortgage Ser- vicing PO Box 10826	zoning ordinances, re- strictions, covenants, and	07/05/2023, 07/12/2023, 07/19/2023, 07/26/2023.	signeds knowledge, the party or parties in pos-	and (2) final confirma- tion and audit of the sta-	Backed Pass-Through Certificates, Series 2004-	when due and in the manner provided in the	(e) any assessments, liens, encumbrances,	Under and by virtue of the Power of Sale con- tained in a Security Deed
Greenville, SC 29603-0826 1-800-365-7107 Note, however, that such	matters of record superi- or to the Security Deed first set out above.	Gpn11 gdp2789	session of said property is/are BRITTAINY J.	tus of the loan with the holder of the Security Deed. Pursuant to	R5, conveying the after- described property to se- cure a Note in the origi-	Note and Security Deed. The debt remaining in	zoning ordinances, re- strictions, covenants, and matters of record superi-	given by Neena Mary- Ann McBean to Mort-
entity or individual is not required by law to nego-	The sale will be conduct- ed subject to (1) confir-	NOTICE OF SALE UN- DER POWER	HOLLINS AND BEN L. MURPHY SR or tenant (s).	O.C.G.A. Section 9-13- 172.1, which allows for	nal principal amount of \$179,050.00, with interest	default, this sale will be made for the purpose of paying the same and all	or to the Security Deed first set out above.	gage Electronic Regis- tration Systems, Inc., as
tiate, amend or modify the terms of the loan.	mation that the sale is not prohibited under the	GEORGIA, GWINNETT COUNTY	The debt secured by said	certain procedures re- garding the rescission of	at the rate specified therein, there will be	expenses of this sale, as	The sale will be conduct- ed subject to (1) confir-	grantee, as nominee for DHI Mortgage Company,

1-800-365-7107 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

the terms of the loan. Said property will be sold subject to: (a) any 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 europhi 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, zooing erdipance es

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 tus of the loan with the holder of the Security Pursuant Deed O.C.G.A. Section 9-13-172.1, which allows for 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 confirmation and audit of the status of the loan as provided immediately above. U.S. Bank Trust National

 above.

 U.S. Bank Trust National

 Association, as Trustee

 of CVF III Mortgage

 Loan Trust II as agent

 and Attorney in Fact for

 Michael O. Overinde

 Aldridge Pite, LLP, Six

 Piedmont Center, 325

 Piedmont Center, 3525

 Piedmont Road, N.E.,

 Suite 700, Atlanta, Geor

 1263-3097A

 THIS LAW FIRM MAY

 BE ACTING AS A DEBT

 COLLECTOR

 ACLECTOR ATTEMPTING TO COLLECT A ADEBT.

 FAINED WILL BE

 USED FOR THAT PUR

 POSE.1263-3097A

 705/2023, 07/12/2023,

 07/05/2023,

 07/12/2023,

 07/12/2023,

Gpn11 gdp2748 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY Pursuant to the Power of Sale contained in a Secu-Sale contained in a Secu-rity Deed given by Scott J. Hammond to Mort-gage Electronic Regis-tration Systems, Inc., as grantee, as nominee for Acopia, LLC, its succes-sors and assigns dated 7/31/2015 and recorded in Deed Book 53785 Page 259 Gwinnett County, Georain records: as last 259 Gwinnett County, Georgia records; as last transferred to or ac-quired by PennyMac Loan Services, LLC, con-veying the after-de-scribed property to se-cure a Note in the origi-nal principal amount of \$141,855.00, 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 before the Courthouse door of Gwinnett County, door of Gwinnert County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on August 1, 2023 (being the first Tuesday of said month unless said data fails on a Eaderal date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described prop-

Gpn11 Subils, Page 3/6, Gwinneft County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWENTY-SEVEN THOUSAND TWO HUN-DRED AND 0/100 DOL-LARS (\$127,200 00), with DRED AND 0/100 DOL-LARS (\$127,200.00), 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 designoted as an alternative, within the le-gal hours of sale on the first Tuesday in August, 2023, the following de-scribed property: SEE EXHIBIT A AT-TACHED HERETO AND MADE A PART HERE-OF The debt secured by said MADE A PART HERE-OF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the maner 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).

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR AT-COLLECTOR AT-TEMPTING TO COL-LECT A DEBT. ANY IN-FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. 1120-23944A 07/05/2023, 07/12/2023, 07/19/2023, 07/26/2023.

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; Gen11 gdp2789 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Security Deed from SARAH SCOTT MI-LEY to MORTGAGE ELECTRONIC REGIS-TRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR SOUTH-POINT FINANCIAL SERVICES, INC. dated January 25, 2019, record-ed January 25, 2019, record-ded January 26, 2019, in Jeed Book 56385, Page 00320, Gwinnett County, Georgia Records, solid Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Ninety-Four Thousand Five Hundred Sixty-Six and 00100 dollars (5294,566.00), with inter-est thereon as provided for therein, said Security Deed having been last sold, assigned and trans-ferred to FLAGSTAR BANK, FSB, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, with-in the legal hours of sale on the first Tuesday in August, 2023, all property described property: ALL THAT TRACT OR PARCEL OF LAND LY-NG AND BEING IN LAND LOT 61, 7TH DIS-TRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 32, BLOCK B, UNIT 11, TURTLE CREEK LAKES SUBDI-VISION, AS PER PLAT RECORDED IN PLAT BEING CORDEA TRICT, GWINNETT COUNTY, GEORGIA, BEING LAND BEING IN LAND LOT 61, 7TH DIS-CREITION. Soid legal description be-ing controlling, however the property is more commonly known as 1251 (s). The debt secured by said not prohibited under the U.S. Bankruptcy Code; and (2) final confirma-tion and audit of the sto-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 Stote 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. provided immediately above. PennyMac Loan Ser-vices, LLC as agent and Attorney in Fact for Scott J. Hammond Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Geor-gia 30305, (404) 994-7400. 1120-23944A THIS LAW FIRM MAY

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 hav-ing been given). Said property will be sold subject to the following: (1) any outstanding ad (1) any outstanding ad valorem taxes (including 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, zoning ordinances, re-strictions, covenants, and matters of record superi-or to the Security Deed first set out above.

07/19/2023, 07/26/2023.

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-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. Truist Bank, successor

07/05/2023, 07/12/2023, 07/19/2023, 07/26/2023. Gpn11 gdp2801 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 Sang Nguyen and Luong Nguyen to Mortgage Electronic Registration Systems, Inc., as grantee, as nomi-nee for Quicken Loans, LLC, its successors and assigns, dated July 8, 2020, recorded in Deed Book 57656, Page 115, Gwinnett County, Geor-gia Records, as last transferred to Freedom Mortgage Corporation by assignment recorded in Deed Book 60267, Page 579, Gwinnett County, Georgia Records, con-veying the after-de-scribed property to se-cure a Note in the origi-nal principal amount of TWO HUNDRED FIFTY-TWO THOU-SAND AND 0/100 DOL-Liburn, GA, 30047-2357 Tax ID: R6089046 Pursuant to Default Judgment and Final Or-der filed in Civil Action File No. 16-A-01434-9 recorded in Deed Book 5441, Page 415, Gwinnett County, Georgia records, the Security Deed Book 38058, Page 114 is re-formed to include the Non-Uniform Covenants which are attached as Exhibit A to this Final Order. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all 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 1007 Gwens Trail, Lilburn, GA 30047 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, nal principal amount of TWO HUNDRED FIFTY-TWO THOU-SAND AND 0/100 DOL-LARS (\$252,000.00), 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 Tuesday in August, 2023, the following de-scribed property: Scribed property: SEE EXHIBIT A AT-TACHED HERETO AND MADE A PART HERE-OF the party (or parties) in possession of the subject property is (are): Lanell F. Nelson or tenant 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 meritarce. 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 indobtdpace 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 O.C.G.A. § 13-1-11 having been giv-en).

114 Gwinnett County, Georgia records; as last transferred to or ac-quired by Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Se-curities Inc., Asset-Backed Pass-Through Certificates, Series 2004-R5, conveying the after-described property to se-cure a Note in the origi-nal principal amount of \$179,050.00, 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 sale con August 1, 2023 (being 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: provided immediately above. Truist Bank, successor by merger to SunTrust Bank as gent and Attor-ney in Fact for Christo-pher Padgett Aldridge Pite, LLP, Six Piedmont Road, N.E., Suite 700, Atlanta, Geor-aira 30305. (404) 994-7400 All that tract or parcel of gia 30305, (404) 994-7400. 1207-1595A All that tract or parcel of land lying and being in Land Lot 89 of the 6th District, Gwinnett Coun-ty, Georgia, being Lot 3, Block A, Gwens Ridge Subdivision, Phase I, as per plat recorded in Plat Book 15, Page 55, Gwin-nett County Records, said plat being incorpo-rated herein by refer-ence thereto. a/k/a 1007 Gwens Trail, Lilburn, GA, 30047-2357 9Id 30305, (404) 574-7400. 1207-1595A 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. 1207-1595A 07/05/2023, 07/2/2023.

44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Midterms of the mortgage with the debtor is: Mid-land Mortgage, a division of MidFirst Bank, 999 N.W. Grand Boulevard Suite 100, Oklahoma City, OK 73118-6116, 800-654-4566. 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 Kimberly M Truesdale or a tenant or tenants and said property is more commonly known as 131 Oak Vista Court, Lawrenceville, Georgia 30044. Should a conflict arise between the prop-erty address and the le-gal description will control. The sale will be conduct-ted subject (1) to confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirma-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 dood Mider of the security deed. MidFirst Bank as Attorney in Fact for Kimberly M Truesdale McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-line.net www.foreclosurehot-line.net EXHIBIT A All that tract or parcel of land lying and being in Land Lot 14 of the 5th District of Gwinnett County, Georgia, being Lot 14, Block M, Unit Four, Phase Four of Winnsong Chase Subdivi-sion, as recorded in Plat sion, as recorded in Plat Book 71, Page 216, Gwin-nett County, Georgia Records, which plat is in-corporated herein and made a part hereof. MR/chr 8/1/23 ⊢ I I / 07/05/2023, 07/12/2023, 07/19/2023, 07/26/2023.

Solid 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, zoning ordi-nances, restrictions, covenants, and any matbrances, zoning orai-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. MidFirst Bank is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.

MADE A PART HERE-OF The debt secured by sold 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).

en). Said property will be sold

Gen11 gdp2811 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY Pursuant to the Power of Sale contained in a Secu-rity Deed given by Romel D. Smith aka Romel Smith to Mort-gage Electronic Regis-tration Systems, Inc., as grantee, as nominee for Residential Finance Cor-poration, A Corporation, its successors and as-signs. dated 6/7/2013 and recorded in Deed Book 54940 Page 498 Gwinnett Coun-ty, Georgia 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 \$124,592.00, with interest at the rate specified therein, there will be sold by the under-signed at public outry to the highest bidder for Court of said county), within the legal hours of Sale on August 1, 2023 (being 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: ALL THAT TRACT OR PARCEL OF LAND LY-NET COUNTY, GEOR-GIA, BEING IN AND BEING IN LAND LOT 34 OF THE STH DISTRICT, GWIN-NETT COUNTY, GEOR-GIA, BEING LOT 49, FALL CREEK, UNIT III - THE OAKS (F.K.A. PATE ROAD SUBDIVI-SION), AS PER PLAT BEORGED IN NPLAT BOOK 99, PAGE 41, GWINNETT COUNTY RECORDS, SAID PLAT BOOK 99, PAGE 40, MERCENDE IN PLAT BOOK

ed subject to (1) contri-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. NewRez LLC dba Shell-point Mortgage Servicing as agent and Aftorney in Fact for Pravin C. Mehta Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Geor-gia 30305, (404) 994-7400. 1263-2943A THIS LAW FIRM MAY BE ACTURG AS A DEBT

any mating 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

BE ACTING AS A DEBT COLLECTOR AT-AT-COL-IY IN-TEMPTING LECT A DEBT FORMATION то ECT A DEB.: ANT IN-FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. 1263-2943A 07/05/2023, 07/12/2023, 07/19/2023, 07/26/2023. OF The debt secured by said Security Deed has been

lawfully designated as an alternative, within the le-gal hours of sale on the first Tuesday in August, 2023, the following de-scribed property: SEE EXHIBIT A AT-TACHED HERETO AND MADE A PART HERE-OF

COUNTY Under and by virtue of the Power of Sale con-tained in a Security Deed given by Neena Mary-Ann McBean to Mort-gage Electronic Regis-tration Systems, Inc., as grantee, as nominee for DHI Mortgage Company, Ltd., its successors and assigns, dated October 27, 2020, recorded in Deed Book 58072, Page 111, Gwinnett County, Georgia Records, as last transferred to Lakeview

transferred to Lakeview Loan Servicing, LLC by

Loon Servicing, LLC by assignment recorded in Deed Book 59760, Page 339, Gwinnett County, Georgia Records, con-veying the after-de-scribed property to se-cure a Note in the origi-nal principal amount of THREE HUNDRED ELEVEN THOUSAND SIX HUNDRED NINE-TY AND 0100 DOLLARS (\$311,690,00), with inter-est 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 level

erty: All that tract or parcel of Ind lying and being in Land Lot 86 of the 6th District of Gwinnett County, Georgia, being more particularly de-scribed as follows: BEGINNING at an iron Dia located on the parth

BEGINNING at an iron pin located on the north-easterly right of way of Martin Nash Road, said right of way being 80 feet in width, 232.51 feet northwesterly from the intersection of the north-easterly right of way of Martin Nash Road with the northwesterly right of way of Brownlee Road, said right of way being 70 feet in width; thence North 29 degrees 09 minutes 19 seconds West along the northeast-erly right of way of Mar-rin Nash Road, 107.51 feet to an iron pin; run-ning thence North 61 de-

gdp2750 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT

DER POWER GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale con-tained in a Security Deed given by Nyadi G. Abatso to Consumer Mortgage Services, Inc., dated De-cember 13, 2005, record-ed in Deed Book 45821, Page 0001, Gwinnett County, Georgia Records, as last trans-ferred to The Bank of New York Mellon, fk/a The Bank of New York as successor in interest to JPMorgan Chase Bank NA as Trustee for Struc-tured Asset Mortgage In-vestments II Inc. Bear Stearns ALT-A Trust 2006-2, Mortgage Pass-rins 2006-2 by assignment ries 2006-2 by assignment recorded in Deed Book 50818, Page 376, Gwinnett

TURTLE CREEK CT., LAWRENCEVILLE, GA 30043. The indebtedness The indebtedness se-cured by said Security Deed has been and is hereby declared due be-cause of default under the terms of said Securi-ty Deed. The indebted-ness remaining in de-fault, this sale will be made for the purpose of paying the same, all ex-penses of the sale, in-cluding attorneys fees cluding attorneys fees (notice to collect same having been given) and all other payments pro-vided for under the terms of the Security Deed.

Deed. Said property will be sold on an as-is basis without any representation, warrantry or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of re-demption of any taxing authority; matters which would be disclosed by an accurate survey or by an ranty or recourse against accurate survey or by an inspection of the proper-Inspection of the proper-ty; all zoning ordinances; assessments; liens; en-cumbrances; restric-tions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowl-To the best of the knowl-edge and belief of the un-dersigned, the owner and

party in possession of the property is SARAH SCOTT MILEY, or ten-§ 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 Scott Milet, or tell-ants(s). 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 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 The entity having full au-thority to negotiate, amend or modify all terms of the loan (al-though not required by law to do so) is: Flagstar Bank, N.A., fk/a Flagstar Bank, FSB, oss Mitigatian Dent. Bank, N.A., flk/a Flagstar Bank, FSB, Loss Mitigatian Dept., 5151 Corporate Drive, Troy, MI 48098, Tele-phone Number: 800-393-4887. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to nego-tiate, amend, or modify Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The Bank of New York

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. 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-goge 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. § 44-14-162.2, the above individual or enti-ty is not reauired by law to negotiate, amend, or modify the terms of the mortgage. The 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-TAINED MAY BE USED FOR THAT PURPOSE. SELENE FINANCE LP, as Attorney-in-Fact for BRITTAINY J. HOLLINS AND BEN L. MURPHY SR Robertson, Anschutz, Schneid, Crane & Part-ners, PLLC 13010 Morris Rd. Suite 450 Suite 450 Alpharetta, GA 30004 Phone: 470.321.7112 Firm File No. 23-098083 -GaR

GaR 07/05/2023, 07/12/2023, 07/19/2023, 07/26/2023.

gdp2800 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY Dursugat to the Power of NETT COUNTY Pursuant to the Power of Sale contained in a Secu-rity Deed given by Christopher Padgett to Mortgage Electronic Registration Systems, Inc., as grantee, as nomi-nee for SunTrust Mort-arge Inc. its surcessors gage, Inc., its successors gage, Inc., its successors and assigns dated 2/26/2010 and recorded in Deed Book 49977 Page 415 Gwinnett County, Georgia records; as last transferred to or ac-quired by Truist Bank, successor by merger to SunTrust Bank, convey-ing the after-described property to secure a property to secure on Note in the original prin-Note in the original prin-cipal amount of \$189,504.00, 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 soid county), within the legal hours of sale on August 1, 2023 Within the legal hours of sale on August 1, 2023 (being 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. following described prop-erty: All that tract or parcel of land lying and being in Land Lot 89 of the 7th District, of Gwinnett County, Georgia, being Lot 119, Block A of Chan-dler Pond, Unit One, as per plat thereof recorded in Plat Book 60, Page

Gpn11 en) Said property will be sold Sala property will be solution subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), the right of redemption of any tax-ing authority, any mat-ters which might be dis-closed by an accurate closed by an accurate survey and inspection of survey and inspection of the property, any assess-ments, liens, encum-brances, zoning ordi-ters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without out any representation, Sata property will be sold on an "as-is" basis with-out any representation, warranty or recourse against the above-named or the undersigned. Freedom Mortgage Cor-poration 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: Free-dom Mortgage Corpora-tion, 10500 Kinacid Drive, Fishers, IN 46037, 855-690-5900. Note, however, that such entity is not required by

motify all terms of the 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 ferms 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 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-ro 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 tus of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-10 (800) 750-2518

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 ludicial and non-ludicial sales in the State of Georgia, the Deed Under Power and other foreclo-sure documents may not

Grant Content of the second se 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 **309** Elm Trace Dr, Lo ganville, GA **3052** to gether with all fixtures and personal property at-tached to and constitut-ing a part of said proper-ty, if any. To the best knowledge and belief of the undersigned, the par-ty (or parties) in posses-sion of the subject prop-erty is (are): Romel D. Smith aka Romel Smith or tenant or tenants. servicing, conveying the after-described property to secure a Note in the original principal amount of \$160,000.00, with inter-est 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 August 1, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case

and is hereby declared due because of, among other possible events of default, failure to pay the default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, includ-ing attorney's fees (no-tice pursuant to O.C.G.A. § 13-1-11 having been giv-en).

superior to the Security Deed first set out above

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 gainst the above-named or the undersigned. Lakeview Loan Servic-ing, LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity to negotiate, amend, and modify all terms of the mortgage with the debtor is: Na-tionstar Mortgage, LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

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 Neena Mary-Ann McBean or a tenant or tenants and said proper-ty is more commonly known as **3819 Sweet Iris Circle. Genr**. **Circle, Loganville, Geor-gia 30052.** Should a con-flict arise between the property address and the legal description the le-gal description will con-

trol. The sale will be conduct-ed subject (1) to confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code U.S. Bankruptcy Code and (2) to final confirma-tion and audit of the status of the loan with the holder of the security

deed. Lakeview Loan Servic-ing, LLC as Attorney in Fact for Neena Mary-Ann McBean

McBean McCalla Raymer Leibert Pierce, LC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-line.net EXHIBITA Ail that tract or parcel of land lying and being in Land Lot 98 of the 5th District of Gwinnett County, Georgia, being more particularly de-