Foreclosures

9075

Foreclosures

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

tice pursuant to O.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments. liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Freedom Mortsage Corporation 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: Freedom Mortgage Corporation, 10500 Kincaid Drive,

with the debtor is: Freedom Mortgage Corporation, 10500 Kincaid Drive,
Fishers, IN 46037, 855690-5900.
Note, however, that such
entity is not required by
law to negotiate, amend
or modify the terms of
the loan.
To the best knowledge
and belief of the undersigned, the party in possession of the property is
Sang Nguyen, Anh Ngoc
Thi Ngo and Luong

session or the property is song Nguyen, Anh Ngoc Thi Ngo and Luong Nguyen, Canh Ngoc Thi Ngo and Luong Nguyen or a tenant or tenants and said property is more commonly known as 2105 Springer Walk, Lawrenceville, Georgia 30043. Should a conflict arise between the property address and the legal description will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

deed. Freedom Mortgage Cor-

poration as Attorney in Fact for Sang Nguyen and Luong

9075

the loan.
To the best knowledge
and belief of the undersigned, the party in possession of the property is
Corey Desmond Walker Corey Desmond Walker or a tenant or tenant or tenant and said property is more commonly known as 1938 Austins Pointe Dr, Lawrenceville, Georgia 30043. Should a conflict arise between the property address and the legal description will control.

Trol.

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.

Wilmington Savings

Wilmington Wilmington Savings
Fund Society, FSB, noi
in its individual capacity
but solely as Trustee of
Angel Oak Mortgage
Trust 2023-1, MortgageBacked Certificates, Series 2023-1
as Attorney in Fact for
Corey Desmond Walker
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehot-Savings

www.foreclosurehot-

ROSWEII, GA 300/6
www.foreclosurehotline.net
EXHIBIT A
ALL THAT TRACT OR
PARCEL OF LAND LYING AND BEING IN
LAND LOT NO. 56, OF
THE 7TH DISTRICT, OF
GWINNETT COUNTY,
GEORGIA, BEING LOT
NO. 2, BLOCK A,
AUSTINS POINTE SUBDIVISION, FIK/A
CHLOES MEADOW
SUBDIVISION, AS PER
PLAT RECORDED IN
PLAT BOOK 109, PAGES
182-183, GWINNETT
COUNTY, GEORGIA
RECORDS, AS REVISED AT PLAT BOOK
110, PAGES 274-275,
GWINNETT COUNTY,
GEORGIA RECORDS,
WHICH PLAT IS HEREBY ADOPTED AND
MADE A PART HEREOF BY REFERENCE
THERETO FOR A
MORE COMPLETE DESCRIPTION OF SAID
PROPERTY, BEING
IMPROVED PROPERTY NOW OR FORMERTY NOW OR THE
PRESENT SYSTEM OF
NUMBERING IN GWINETT COUNTY, GEOR-NUMBERING IN GWIN-NETT COUNTY, GEOR-

GIA.
Property address: 1938
AUSTINS POINTE
DRIVE NE,
LAWRENCEVILLE, GA 30043 Parcel ID #: R7056-400 MR/ca 8/1/23 Our file no. 20-03874GA -FT1

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

Gpn11 gdp2738 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT

COUNTY
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Anthony Holden
to Mortgage Electronic
Registration Systems,
Inc., as grantee, as nominee for Rocket Mortgage, LLC, FKA Quicken
Loans, LLC, its successors and assigns, dated Loans, LLC, its successors and assigns, dated August 2, 2022, recorded in Deed Book 60125, Page 225, Gwinnett County, Georgia Records, as last transferred to LAKE-VIEW LOAN SERVIC-ING, LLC by assignment recorded in Deed Book 60475, Page 834, Gwinnett County, Georgia County, Georgia Records, conveying the Records, conveying the after-described property to secure a Note in the original principal amount of FOUR HUNDRED FIFTY-SIX THOUSAND AND 0/100 DOLLARS (\$456,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in August, 2023, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HERE-OF

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

en). Said property will be sold Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessthe property, any assess the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse

out any representation, warranty or recourse against the above-named or the undersigned. LAKEVIEW LOAN SERVICING, LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-1462.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortage with the debtor is corporate Drive, Troy,

Corporate Drive, , Troy, MI 48098, 800-945-7700. 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 Anthony Holden or a tenant or tenants and said property is more com-monly known as 641 Brandi Ln,

Brandi
Lawrenceville, Georgia
30044. Should a conflict
arise between the property address and the legal description will control.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the
U.S. Bankruptcy Code
and (2) to final 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 deed deed. LAKEVIEW LOAN SER-

VICING, LLC
as Attorney in Fact for
Anthony Holden Anthony Holden McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-line net

ine.net
EXHIBIT A
All that tract or parcel of land lying and being in Land Lot 12 of the 5th

Land District, Gwinnett County, Georgia, being known and designated as Lot 8, Block "C", Unit Lot 8, Block "C", Unit Four of River Oak Hills Subdivision, as per plat of said subdivision recorded in Plat Book 14, Page 264, Gwinnett Coun-ty Georgia Records, which plat is incorporat-ed herein by reference and made a part hereof. MR/i.d. 8/1/23 Our file pp. 22-11849GA Our file no. 23-11849GA - FT18

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

Gpn11 gdp2744
NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of

Pursuant to the Power of Sale contained in a Security Deed given by Imran Zulfigar Yusuf to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Nations Direct Mortgage, LLC, its successors and assigns. dated \$\frac{1}{5}\text{2019} and recorded in Deed Book 56607 Page 145 Gwinnett County, Georgia records; as last transferred to or acuired by Nations Direct Mortgage, LLC, conveying the after-described property to secure a Note in the original principal amount of \$230,743.00, 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 in designated by Sale contained in a Secu 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 being the first Wednesday of said month), the following described property:

erty: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 109 OF THE ING AND BEING IN LAND LOT 109 OF THE STH DISTRICT, GWINNETT COUNTY, GEORGIA BEING LOT 26, BLOCK A, UNIT 2 OF SUGARLOAF MANOR SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 107, PAGE 282, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDS, WHICH RECORDS, WHICH RECORDS, WHICH RECORDS PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION.
BEING IMPROVED BEING IMPROVED BEING IMPROVED SCRIPTION.
BEING IMPROVED THE SUBJECT OF NUMBERING THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNET TOUNTY, GEORGIA PARCEL NUMBERING TOUNTY, GEORGIA PARCEL NUMBER: S109 501 The debt security Deed has been selected as the security Deed has been selected as the security Deed has been subsequently selected by s

PARCEL NUMBER: R5109 501
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including aftorneys fees (notice of intent to callect attorneys fees having been given).
Said property is commonly known as 3357
Drayton Manor Run,
Lawrenceville, GA 30046

Drayton Manor Run, Lawrenceville, GA 30046 together with all fixtures and personal property atand personal property artached to and constituting a part of said property, if any. To the best
knowledge and belief of
the undersigned, the party (or parties) in possession of the subject property is (are): Imran Zulfigar Yusuf or tenant or

tenants. DMI is the entity or individual designated who shall have full authority

to negotiate, amend and modify all terms of the mortgage.

DMI Loss Mitigation Department 1 Corporate Center Drive, Suite 360 Lake Zurich, IL 60047 1-866-397-5370 https://docspa.put/jaccep. https://loansolutioncen-

ter.com
Note, however, that such
entity or individual is not
required by law to negotiate, amend or modify
the terms of the loan.
Said property will be sold
subject to: (a) any outstanding ad valorem taxes (including taxes which ter.com are a lien, but not ye due and payable), (b) un paid water or sewage bills that constitute a lien 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 exculbe disclosed by an accurate survey and inspec-tion of the property, and

tion of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of iudicial and non-iudicial sales in the State of garding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

the status or the loun as provided immediately above.
Nations Direct Mortagge, LLC as agent and Attorney in Fact for Imran Zulfiqar Yusuf Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400.
1072-532A
THIS LAW FIRM MAY BE ACTING AS A DEBT
COLLECTOR AT-

COLLECTOR AT-TEMPTING TO COL-LECT A DEBT. ANY IN-ECT A DEBT. ANT INFORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. 1072-532A 07/05/2023, 07/12/2023, 07/19/2023, 07/26/2023.

Gpn11 ydp2746
NOTICE OF FORECLOSURE SALE UNDER
POWER
GWINNETT COUNTY,

GEORGIA
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Eric Roden to
Mortgage Electronic
Registration Systems,
Inc., as grafteet, as nomi-Registration Systems, Inc., as grantee, as nominee for Market Street nee for Market Street Mortgage Corporation, dated October 13, 2006, and recorded in Deed Book 47154, Page 177, Gwinnett County, Geor-gia Records, as last transferred to Arch Mortgage Assurance Company by assignment recorded on June 1, 2023

9075 Foreclosures in Book 60620 Page 472 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Forty-One Thousand Six Hundred and 0/100 dollars (\$41,600.00), 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 August 1, 2023, the following described property:

lowing described property:
ALL THAT TRACT OR
PARCEL OF LAND LYING AND BEING IN
LAND LOTS III AND I12
OF THE 7TH DISTRICT,
GWINNETT COUNTY,
GEORGIA, BEING LOT
73, BLOCK A, HUNTCLIFF, UNIT TWO, AS
PER PLAT RECORDED
IN PLAT BOOK 63,
PAGE 194, GWINNETT
COUNTY, GEORGIA
WHICH PLAT IS INCORPORATED HEREIN
AND MADE A PART
HEREOF BY REFERENCE.
The debt secured by said

HEREOF BY REFER-ENCE.
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 Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). The entity having full authority to negotiate,

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Arch Mortgage Insurance Company they can be contacted at (877) 642-4642 for Loss Mitigation Dept, or by writing to 230 North Elm Street, Greensboro, North Carolina 27401, to discuss possible alternatives to avoid foreclosure.

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 assessthe property, any assess-ments, liens, encumbrances, zoning ordi-nances, restrictions, covenants, and matters

covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Edward Reid and Julie Reed or tenant(s); and said property is more commonly known as 895 Pointers Way, Pointers Way, Lawrenceville, GA 30043. Lawrenceville, GA 30043.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy 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 forecloure. Arch Mortgage Assurance Company as Attorney in Fact for Eric Roden.

Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310

woody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 23-07859 07/05/2023 07/12/2023 07/19/2023

07/26/2023 Gpn11

gdp2747 STATE OF GEORGIA COUNTY OF GWIN-

NETT
NOTICE OF SALE UNDER POWER
Because of a default under the terms of the Security Deed executed by der the terms of the Se-curity Deed executed by John D. Freeman and Sunitha R. Freeman to Wells Fargo Bank, N.A. dated October 19, 2005, and recorded in Deed Book 44986, Page 153, Gwinnett County Records, said Security Deed having been last sold, assigned, trans-ferred and conveyed to U.S. Bank National Asso-ciation, as Trustee for Structured Adiustable Rate Mortgage Loan Trust Mortgage Pass-Through Certificates, Se-ries 2006-2, securing a ries 2006-2, securing a Note in the original prin-Note in the original principal amount of \$427,187.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, August 1, 2023, during the on the first Tuesday, Au-gust 1, 2023, during the legal hours of sale, be-fore the Courthouse door in said County, sell at public outcry to the high-est bidder for cash, the property described in said Deed, to-wit:

ALL THAT TRACT OR PARCEL OF LAND LY-

ALL THAT TRACT OR PARCEL OF LAND LYNG AND BEING IN LAND LOT 83 OF THE THE DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 28, BLOCK A, CLAIREMONT SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 107, PAGE 300 AND PLAT BOOK 108, PAGE 1, GWINNETT COUNTY RECORDS, ALD PLAT BEING INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Said property is known as 1816 Severbrook Place, Lawrenceville, GA 30043, together with all fixtures and personal property attached to and constituting a part of all property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any ssessments, liens, en-

rate survey and inspection of the property, any
ssessments, liens, encumbrances, zoning ordinances, 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 indebtedness and all expenses
of said sale as provided
in said Deed, and the balance, if any, will be distributed as provided by
low.

tributed 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 Sunitha R. Freeman and John D. Freeman, successor in interest or tenant(s).
U.S. Bank National Asso-

ciation, as Trustee for Structured Adjustable Rate Mortgage Loan Trust Mortgage Pass-Through Certificates, Se-ries 2006-2 as Attorney-in-Eact for John D. Free Fact for John D. Free-man and Sunitha R. Freeman File no. 19-074029 LOGS LEGAL GROUP LLP*

Foreclosures

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transferred to or 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-

cure a Note in the original 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 door of Gwinnett County, Georgia (or such other

Foreclosures

9075

LUP*
Attorneys and Counselors of Law
211 Perimeter Center
Parkway, N.E., Suite 130
Atlanta, GA 30346
(770) 2202533/***CF_REFERENCE INITIALS***
https://www.logs.com/
*THE LAW FIRM IS
ACTING AS A DEBT
COLLECTOR. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.
06/28/2023

06/28/2023 07/05/2023 07/12/2023

erty:
All that tract or parcel of land lying and being in Land Lot 86 of the 6th District of Gwinnett County, Georgia, being more particularly described as follows:
BEGINNING at an iron pin located on the northeasterly right of way of in width, 232.51 feet northwesterly from the intersection of the northeasterly right of way of Martin Nash Road with the northwesterly from the intersection of the northeasterly right of way of Brownles Road, said right of way of Brownles Road, said right of way of Brownles of Brownless of 07/26/2023 Gpn11 gdp2747
NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Michael O. Oyerinde to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Plaza Home Mortgage Inc. its successors and assigns dated 12/12/2013 and recorded in Deed Book 52703 Page 0358 and modified at Deed Book 60067 Page 561 and re-recorded at Deed Book 54095 Page 584 Gwinnett Country, Georgia records; as last transferred to or acquired by U.S. Bank Trust National Association, as Trustee of CVF III Mortgage Loan Trust II, conveying the after-described property to secure a Note in the original principal amount of \$403,750.00, 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 Country, Georgia (or such other area as designated by Order of the Superior Court of said country), within the legal hours of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

rity:
All that tract or parcel of land lying and being in Land Lot 121 of the 5th District, Gwinnett County, Georgia, being Lot 23, Block A, Natchez Trace Subdivision, as per plat recorded in Plat Book 100, Pages 239-240, as revised in Plat Book 108, Page 105, Gwinnett County, Georgia records, which plats are incorporated herein and made a part hereof by reference. Subject Property Address: 30017. Parcel ID: 838 Natchez Valley Trace, Grayson, Georgia R5121 158
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 Mote and Security Deed has been 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, including aftorneys fees (notice of intent to collect attorneys fees having been given).
Said property is commonly known as 838 Natchez Valley Trace, Grayson, GA 30017 together with all fixtures and personal property and personal property in the same and all expenses of this sale, as provided to and constituting a part of said property in the service of the undersigned, the party (or parties) in possession of the subject property is (are): Michael O. Overinde or tenant or tenants.

Shellpoint Mortagage Service of the particulation of the subject property is constitution of the particulation of the party is constitution.

vicing is the entity or in-dividual designated who shall have full authority to negotiate, amend and modify all terms of the

modify all terms of the mortgage. Shellpoint Mortgage Servicing PO Box 10826 Greenville, SC 29603-0826 Greenville, SC 29603-0826 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. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and or not yet due and payable and which may payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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

provided immediately 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. Oyerinde Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1263-3097A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PUR-

TAINED WILL BE USED FOR THAT PUR-POSE. 1263-3097A 07/05/2023, 07/12/2023, 07/05/2023, 07/12 07/19/2023, 07/26/2023.

GPN11
gdp2748
NOTICE OF SALE UNDER POWER, GWINTT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Scott
J. Hammond to Mortagge Fleetronic Regis-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, Georgia records; as last

Foreclosures alternative, within the legal hours of sale on the first Tuesday in August, 2023, the following de-

tirst Tuesday in August, 2023, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HERETOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

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 being the first Wednes-day of said month), the following described property: en). Said property will be sold Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, pagaranty or recourse. on an "as-is" basis with-out any representation, warranty or recourse against the above-named or the undersigned. The Bank of New York Mellon, f/k/a The Bank of New York, successor in interest to JPMorgan Chase Bank, N.A. as Trustee for Structured

Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2006-2 is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6059. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the boan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Nyadi G. Abatso or a tenant or tenants and said property is more commonly known as 3885 Lester Woods Drive, Lawrenceville, Georgia 30044. Should a conflict orise between the property address and the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation that he sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation the loan with the holder of the security deed.

The Bank of New York Mellon, f/k/a The Bank of New York, successor in interest to JPMorgan interest fo JPMorgan
Chase Bank, N.A. as
Trustee for Structured
Asset Mortgage Investments II Inc., Bear
Stearns ALT-A Trust,
Mortgage Pass-Through
Certificates, Series 2006-2
as Attorney in Fact for
Nyadi G. Abatso
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net

monly known as 1402
Martin Mash Road, Lilburn, GA 30047 together
with all fixtures and personal property attached
to and constituting a part
of said property, if any.
To the best knowledge
and belief of the undersigned, the party (or parties) in possession of the
subject property is
(are): Scott J. Hammond
or tenant or tenants.
PennyMac Loan Services, LLC is the entity
or individual designated
who shall have full authority to negotiate,
amend and modify all
terms of the mortgage.
PennyMac Loan Services, LLC Loss Mitigation 3043 Townsgate
Road #200, Westlake Village, CA 91361 1-866-5493583
Note, however, that such

3583
Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien gaginst the property whether due and payable

and duder or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable or not yet due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to, C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of iudicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not property and the provided until final

Power and other foreclo-sure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above

above.
PennyMac Loan Services, LLC as agent and Attorney in Fact for Scott J. Hammond

Scott J. Hammond Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Geor-gia 30305, (404) 994-7400.

gia 30305, (404) 994-7400.
1120-2394A
THIS LAW FIRM MAY
BE ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. 1120-2394A
07705/2023, 07/12/2023,
07/19/2023, 07/12/2023.

Gpn11

gdp2750 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT

COUNTY

GEÖRGIA, GWINNETT
COUNTY
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Nyadi G. Abatso
to Consumer Mortagae
Services, Inc., dated December 13, 2005, recorded in Deed Book 45821,
Page 0001, Gwinnett
County, Georgia
Records, as last transferred to The Bank of
New York Mellon, fik/a
The Bank of New York
as successor in interest
to JPMorgan Chase Bank
NA as Trustee for Structured Asset Mortagae Investments II Inc. Bear
Stearns ALT-A Trust
2006-2, Mortgage PassThrough Certificates, Series 2006-2 by assignment
recorded in Deed Book
50818, Page 376, Gwinnett
Country, Georgia
Records, conveying the
fifter-described property

Solls, Page 376, Gwinneth County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWENTY-SEVEN THOUSAND TWO HUNDRED AND 0/100 DOLLARS (\$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 courthouse door of Gwinneth County, Georgia, or at such place as may be lawfully designated as an

ROSWEII, GAS 30076
WWW.foreclosurehotline.net
EXHIBIT A
ALL THAT TRACT OR
PARCEL OF LAND LYING AND BEING IN
LAND LOT 131 OF THE
6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 4,
BLOCK A, LESTER
WOODS SUBDIVISION,
UNIT ONE, AS PER
PLAT RECORDED IN
PLAT BOOK 16, PAGE
250, GWINNETT COUNTY,
GEORGIA
RECORDS, WHICH
PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A
PART HEREOF.
MR/mac 8/1/23

PART HEREOF. MR/mac 8/1/23 Our file no. 5166918 - FT7 07/05/2023, 07/12/2023, 07/19/2023, 07/26/2023.

GPN11
gdp2789
NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY

GEORGIA, GWINNETT COUNTY
Dy virtue of a Power of Sale contained in that certain Security Deed from SARAH SCOTT MILEY to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR SOUTH-POINT FINANCIAL SERVICES, INC., dated January 25, 2019, recorded January 25, 2019, recorded January 29, 2019, in Deed Book 56385, Page 00320, Gwinnett County, Georgia Records, said 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 00/100 dollars

ontion of Stay-Sta union of Stay-Sta union of Stay-Stay of Stay-Stay of Stay o

LAWRENCEVILL, 30043. The indebtedness se-cured by said Security Deed has been and is hereby declared due be-cause of default under cause of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.

Suite 450 Alpharetta, GA 30004 Phone: 470.321.7112 Firm File No. 23-098083 -GaR Deed.
Said property will be sold
on an as-is basis without
any representation, warranty or recourse against 07/05/2023, 07/19/2023, 07/26/2023

9075 Foreclosures

ty; all zor ordinances; assessments; liens; cumbrances; rest ry; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is SARAH SCOTT MILEY, 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.

Deed.

holder of the Security Deed.
The entity having full authority to negotiate, amend or modify all terms of the loan (alterms of the loan (alterms of the loan (alterms of the loan) (alterms of the mortoge instrument.

FLAGSTAR BANK, FSB, alterms of the mortoge instrument.

FLAGSTAR BANK, FSB as Attorney in Fact for SARAH SCOTT MILEY THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Attorney Contact: Rubin Lublin, LLC, 3145 Availon POSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number:

reiephone (877) 813-0992 Case No. FLB-22-00466-5 Ad Run Dates 07/05/2023, 07/12/2023, 07/26/2023

Gpn11
gdp2791
STATE OF GEORGIA
COUNTY OF GWINNETT
NOTICE OF SALE UNDER POWER
Pursuant to the power of
sale contained in the Security Deed executed by
BRITTAINY
HOLLINS AND BEN L.
MURPHY SR to MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC., AS NOMINEE FOR HOME
AMERICA MORTGAGE,
INC. in the original principal amount of
\$117,702.00 dated April 2,
2008 and recorded in
Deed Book 48765 Page cipal amount sill, 2, 2008 and recorded in Deed Book 48765, Page 318, Gwinnett County records, soid Security Deed being last transferred to SELENE FINANCE LP in Deed Book 5493, Page 442, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on August 01, 2023, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LYING AND BEING IN LAND LOT 205 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 73, BLOCK A, UNIT FOUR, ASHLAND MANOR SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 57, PAGE 175, GWINNETT COUNTY, GEORGIA, WHICH

PLAT BOOK 57, PAGE
175, GWINNETT COUNTY, GEORGIA
RECORDS, WHICH
PLAT IS INCORPORATED HEREIN BBY REFERENCE AND MADE A
PART OF THIS DESCRIPTION.
Said property being
known as: 354 SPRING
FALLS DR
LAWRENCEVILLE, GA
30045
To the best of the undersigneds knowledge, the
party or parties in possession of said property
is/are BRITTAINY J.
HOLLINS AND BEN L.
MURPHY SR or tenant
(s).

(s). The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees (notice of intent to collect attorneys fees (notice of intent to collect attorneys fees (notice of intent of the following) (1) any outstanding advalorem 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 accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Said sale will be conducted subject to the following: (1) confirmation and audit of the status of the Sankruptcy 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 negotiate, amend, and modify all terms of the mortage is as follows: Selene Finance LP 3501 Olympus Boulevard, 5th Floor, Suite 500 Dallas, TX 75019 877.768-3759

Dallas, TX 75019
877-788-3759
Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT.
THIS LAW FIRM IS ACTING AS A DEST.
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. SELENE FINANCE LP, as Attorney-in-Fact for BRITTAINY HOLLINS AND BEN L.
MURPHY SR
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
13010 Morris Rd.
Suite 450
Albharetta, GA 30004

07/12/2023,

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 redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; Gpn11 gdp2800 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY Pursuant to the Power of Sale contained in a Secu-rity. Deed given by rity Deed given by Christopher Padgett to Mortgage Electronic Registration Systems,

Registration Systems, Inc., as grantee, as nominee for SunTrust Mortgage, 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 acquired by Truist Bank, conveying the after-described property to SunTrust Bank, conveying the after-described property to secure a Note in the original principal 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 (being the first Tuesday of said month unless said date falls on a Federal Hollawing described property:
All that tract or parcel of land lying and being in Land Lot 89 of the 7th District, of Gwinnett County, Georgia, being the 15th Chank.

der Pond, Unit One, as per plat thereof recorded in Plat Book 60, Page 278, Gwinnett County, Georgia Records, which plat is incorporated herein and made a part here of by reference for a more detailed description; being known as 1887 Lake Ridge Terrace, according to the present system of numbering property in Gwinnett County, Georgia. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). Said property is commonly known as 1887 Lake Ridge Terrace, Lawrenceville, GA 30043 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the part yor parties) in possession of the subject property is (aree): Christopher Padgett or tenant or transatt

Sang Nguyen and Loong Nguyen McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-line.net EXHIBIT A All that tract or parcel of EXHIBIT A
All that tract or parcel of
land lying and being in
Land Lots 111 and 85 of
the 7th District, Gwinnett
County, Georgia, being
Lot 121, Block A, Hunfcliff Subdivision, Unit
Two, as per plat of
record in Plat Book 63,
Page 194, Gwinnett County records, which plat is
incorporated herein and tenants. Truist Bank is the entity Truist Bank is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. Truist Bank Mortgage Loan Servicing P.O. Box 2467 Greenville, SC 29602-2467 1-800-827-3722 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold ty records, which plat is incorporated herein and made a part hereof by reference. Said tract is also known as 2105 Sprinser Walk, Lawrenceville, Georgia 30043 per the present system of numbering in Gwinnett County, Georgia.

assessments,

encumbrances,

(e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be previded until final

sure documents may no be provided until final confirmation and audit of the status of the loan as provided immediately

above.
Truist Bank, successor by merger to SunTrust Bank as agent and Attorney in Fact for Christopher Padgett

(e) liens, any

gia.
This conveyance is made subject to all zoning ordinances, easements and restrictions of record, if any, affecting said bargained premises.

MP. id. 81/32 the terms of the loan. Said property will be sold subject to: (a) any outstanding ad valorem taxes which are a lien, but not yet due and payable), (b) unpoid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and gained premises.
MR/i.d 8/1/23
Our file no. 22-09737GA FT17
07/05/2023, 07/12/2023,
07/19/2023, 07/26/2023. whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) are survey and inspection of the property, and Gpn11

GPN11 gdp2806 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY Under

GEORGIA, GWINNETT COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Kimberly M Truesdale to FT Mortgage Companies d.b.a. HomeBanc Mortgage Corporation, dated July 19, 1999, recorded in Deed Book 18947, Page 252, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 59771, Page 393, Gwinnett County, Georgia Records, as last transferred to MidFirst Bank by assignment recorded in Deed Book 49009, Page 842, Gwinnett County, Georgia Records, conveying the Records, conveying the enterpressibled property

recorded in Deed Book 49009, Page 842, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THIRTY-EIGHT THOUSAND NINE HUNDRED AND 0/100 DOLLARS (\$138,900.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in August, 2023, the following described property:

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
Note and Security Deed.
The debt remaining in
default, this sale will be
made for the purpose of
poying the same and all
expenses of this sale, as
provided in the Security
Deed and by law, including attorney's fees (notice pursuant to O.C.G.A.
§ 13-1-11 having been given).

said properry Will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate closed by an accurate survey and inspection of on an "as-is" basis without 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 §
44-14-162.2.
The entity that has full
authority to negatiate.

interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an atternative, within the legal hours of sale on the first Tuesday in August, 2023, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HERE-OF The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Midland Mortgage, a division of MidFirst Bank, 999 N.W. Grand Boulevard Suite 100, Oklahoma City, OK 73118-6116, 800-654-4566. OF
The debt secured by said
Security Deed has been
and is hereby declared
due because of, among

zuzs, the following de-scribed property: SEE EXHIBIT A AT-TACHED HERETO AND MADE A PART HERE-OF

ney in Fact for Christopher Padgett
Aldridge Pite, LLP, Six
Piedmont Center, 3525
Piedmont Road, N.E.,
Suite 700, Atlanta, Georgia 30305, (404) 994-7400.
1207-1595A
THIS LAW FIRM MAY
BE ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. 1207-1595A
07/05/2023, 07/12/2023,
07/19/2023, 07/26/2023. Gpn11
gdp2801

NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
Under and by virtue of
the Power of Sale contoined in a Security Deed
given by Sang Nguyen
and Luong Nguyen to
Mortgage Electronic
Registration Systems,
Inc., as grantee, as nominee for Quicken Loans,
LLC, its successors and
assigns, dated July 8,
2020, recorded in Deed
Book 57656, Page 115,
Gwinnett County, Georgia Records, as last
transferred to Freedom
Mortgage Corporation by
assignment recorded in
Deed Book 60267, Page
579, Gwinnett County,
Georgia Records, conveying the after-described property to secure a Note in the originol principal amount of
TWO HUNDRED
FIFTY-TWO THOUSAND AND 0/100 DOLLARS (\$252,000.00), with
interest thereon as set
forth therein, there will
be sold at public outcry Said property will be sold

survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation,