Foreclosures Note, however, that such entity is not required by law to negotiate, amend or modify the terms of

the loan. To the best knowledge To the best knowledge and belief of the undersigned, the porty in possession 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 property address and the legal description the legal erty address and the legal description the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

deed. MidFirst Bank 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.toreclosurenotline.net
EXHIBIT A
All that tract or parcel of
land lying and being in
Land Lof 14 of the 5th
District of Gwinnett
County, Georgia, being
Lot 14, Block M, Unit
Four, Phase Four of
Winnsong Chase Subdivision, as recorded in Plat
Book 71, Page 216, Gwinnett County, Georgia
Records, which plat is incorporated herein and
made a part hereof.
MR/chr 8/I/23
Our file no. 51002212
FT17
07/05/2023, 07/12/2023,

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

Gpn11
gdp2810
NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Pravin C. Mehta to JP-Morgan Chase Bank, N.A. dated 27/1/2008 and recorded in Deed Book N.A. dated 2/1/2008 and recorded in Deed Book 48624 Page 153 and modi-fied at Deed Book 51716 Page 604 Gwinnett Coun-ty, Georgia records; as last transferred to or ac-quired by NewRez LLC dba Shellpoint Mortgage Servicina, conveying the dba Shellpoint Mortgage Servicing, conveying the after-described property to secure a Note in the original principal amount of \$160,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior 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 properior of the said was a described by the said

day of said month), the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 61 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 2, BLOCK A, EASTPARKE SUBDIVISION, ACCORDING TO PLAT RECORDED AT PLAT BOOK 59, PAGE 227, GWINNETT COUNTY, GEORGIA, RECORD, PROPERTY KNOWN AS 1850

EASTFORD IMPROVED PROPERTY KNOWN AS 1850

FRACE, STONE MOUNTAIN, GEORGIA 30087. 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 following described prop-

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-

of intent to collect attorneys fees having been
given).
Said property is commonly known as 1850
Eastford Trc, Stone
Mountain, GA 30087 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 prop-

sion of the subject prop-erty is (are): Pravin C. Mehta or tenant or tenants.
Shellpoint Mortgage Servicing is the entity or individual designated who shall have full authority to negatiate, amend and modify all terms of the mortgage. Shellpoint Mortgage Ser-

Shellpoint Mortgage Ser-vicing PO Box 10826 Greenville, SC 29603-0826 1-800-365-7107 Note, however, that such entity or individual is not required by law to nego-tiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any out-standing ad valorem tax-es (including taxes which are a lien, but not yet es (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority. (d)

right of redemption of any taxing authority, (d) any matters which might be disclosed by an accu-rate survey and inspec-tion of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, re-strictions, covenants, and matters of record superi-or to the Security Deed first set out above. 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 9-13-172.1, which allows for certain procedures re-

certain procedures re-garding the rescission 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.

provided immediately above.
NewRez LLC dba Shell-point Mortgage Servicins as agent and Attorney in Fact for Pravin C. Mehta Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. gia 30305, (404) 994-7400.
1263-2943A
THIS LAW FIRM MAY
BE ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. 1263-2943A
07/19/2023, 07/12/2023,
07/19/2023, 07/19/2023,

GPN11
9dp2827
NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
Under and

9075

Under and by virtue of the Power of Sale con-tained in a Security Deed given by Neena MaryAnn McBean to Mortagge Electronic Registration Systems, Inc., as
grantee, as nominee for
DHI Mortgage Company,
Ltd., its successors and
assigns, dafed October
27, 2020, recorded in
Deed Book 58072, Page
111, Gwinnett County,
Georgia Records, as last
transferred to Lakeview
Loan Servicing, LLC by
assignment recorded in
Deed Book 59760, Page
339, Gwinnett County,
Georgia Records, conveying the after-described property to secure a Note in the original principal amount of
THREE HUNDRED
ELEVEN THOUSAND
SIX HUNDRED NINETY AND 0/100 DOLLARS
(\$311,690.00), 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:
SEE EXHIBIIT A AND
MADE A PART HERE-

TACHED HERE 10 AND MADE A PART HERE-OF
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. 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 aftorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

en).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due ing ad valoretii laxes (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. Lakeview Loan Servicing, LLC 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 with the debtor is: Nationstar Mortgage, LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432.

(888) 480-2432.

(888) 480-2432.
Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

The loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Neena Mary-Ann McBean or a tenant or tenants and said property is more commonly known as 3819 Sweet Iris known as 3819 Sweet Iris 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

and (2) to final confirma-tion and audit of the sta-tus of the loan with the holder of the security

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

Neena Mary-Ann McBean McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-line.net EXHIBIT A All that tract or parcel of land lying and being in Land Lot 98 of the 5th District of Gwinnett County, Georgia, being more particularly described as Lot 78, Block A, of The Oaks at Brushy Fork, Unit 2, as more particularly described in Plat Book 147, Pages 276-278, revised in Plat Book 148, Pages 201-203, Records of Gwinnett County, Georgia, which plat is incorporated herein by reference hereto. our file no. 23-11825GA -

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

gdp2828 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 Shahin Dehghan
to Mortgage Electronic
Registration Systems, Norrigage Electrionic Registration Systems, Inc., as grantee, as nominee for Home Point Financial Corporation, its successors and assigns, dated June 13, 2018, recorded in Deed Book 55967, Page 263, Gwinnett County, Georgia Records, as last transferred to Home Point Financial Corporation by assignment recorded in Deed Book 60465, Page 664, Gwinnett County, Georgia Records, con-664, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED NINE-TY-SIX THOUSAND FOUR HUNDRED AND 0/100 DOLLARS (\$296,400.00), with interest thereon as set forth (\$296,400.00), 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 legal hours of sale on the first Tuesday in August, 2023, the following described property: SEE EXHIBIT A AT-TACHED HERETO AND MADE A PART HERE-

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

Foreclosures 9075 Foreclosures Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given). 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 assesssurvey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any mathers of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

against the above-named or the undersigned. Home Point Financial Corporation is the holder of the Security Deed to the property in accordance with OCGA § 44-11-162.2. The entity that has full subscript to property to the property of the p

162.2
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Home Point Financial Corporation, 9726 Old Bailes Road, Suite 200, Fort Mill, SC 29707, 877-297-5484.
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 Shahin Dehghan and Parya Moniezi or a tenant or tenants and said property is more commonly known as 235 Ridge Bluff Lane, Suwanee, Georgia 30024. Should a conflict arise between the property address and the legal description the legal description the legal description in the legal description in

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

deed.
Home Point Financial
Corporation
as Attorney in Fact for
Shahin Dehghan
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A
All that tract or parcel of

EXHIBIT A
All that tract or parcel of
land lying and being in
Land Lot 150 of the 7th
District, Gwinnett County, Georgia and being
Lot 16, Block B of
Peachtree Horizon, Unit
I, as shown and designated on a plat thereof
recorded at Plat Book 70,
page 198, in the Clerk's
Office for the Superior
Court of Gwinnett County, Georgia, to which plat Court of Gwinnett Country, Georgia, to which plat reference is hereby made for a more complete and accurate description as to the metes, bounds and location of said property.

MR/Ca 8/1/23

Out file 22 1121/CA

Our file no. 23-11241GA -FT18

FT18 07/05/2023, 07/12/2023, 07/19/2023, 07/26/2023. Gpn11

gdp2834 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 Dorothy Sutherland to First Horizon
Home Loan Corporation,
dated May 27, 2005,
recorded in Deed Book
43129, Page 45, Gwinnett
County, Georgia
Records, as last transfreed to U.S. Bank, National Association, as COUNTY ferred to U.S. Bank, National Association, as Trustee for SACO I Trust 2005-6, Mortgage-Backed Certificates, Series 2005-6 by assignment recorded in Deed Book 59963, Page 561, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of FORTY-ONE THOUSAND ONE HUNDRED nal principal amount of FORTY-ONE THOUSAND ONE HUNDRED THIRTY-FOUR AND 0/100 DOLLARS (\$41,134.00), 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 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 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-Deed and by law, includ-ing attorney's fees (no-tice pursuant to O.C.G.A. § 13-1-11 having been giv-

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 subjects to any most 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 but not limited to, those superior to the Security

but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

U.S. Bank, National Association, as Trustee for SACO | Trust 2005-6, Mortagge-Backed Certificates, Series 2005-6 is the holder of the Security Deed to the property in accordance with OCGA \$ 44-14-162.2.

The entity that has ful authority to negotiate, amend, and modify all terms of the mortagge with the debtor is: Select Portfolio Servicing, Inc., 2017 S. Decker Lake Dr.

Portfolio Servicing Inc., 2317 S. Decker Lake Dr., Salt Lake City, UT 84119, 888-818-6032. 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 Dorothy Sutherland, Lyndon Limonius and Jacinth Limonius or a Dorothy Sutherland, Lyndon Limonius and Jacinth Limonius or a tenant or tenants and said property is more commonly known as 2023 Hidden Ivy Lane, Loganville, Georgia 30052. Should a conflict arise between the property address and the legal de-

Foreclosures scription 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.

holder of the security deed. U.S. Bank, National As-sociation, as Trustee for SACO I Trust 2005-6, Mortgage-Backed Certifi-Mortgage-Backed Certificates, Series 2005-6
as Attorney in Fact for Dorothy Sutherland
McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net

ROSWEII, GA 30076
www.foreclosurehotline.net
EXHIBIT A
ALL THAT TRACT OR
PARCEL OF LAND LYING AND BEING IN
LAND LOT 273 OF THE
THE TOUNTY, GEORGIA,
BEING LOT 107,
BLOCK A, IVY FORK,
AS PER PLAT
RECORDED IN PLAT
BOOK 103, PAGES 251252, GWINNETT COUNTY, GEORGIA
RECORDED IN PLAT
BOOK 103, PAGES 251252, GWINNETT COUNTY, GEORGIA
RECORDS, SAID PLAT
BEING INCORPORATED HEREIN AND
MADE REFERENCE
HERETO.
SUBJECT TO THAT
CERTAIN SECURITY
DEED FROM
DOROTHY SUTHERLAND TO MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS,
INC., AS GRANTEE, AS
NOMINEE FOR FIRST
HORIZON HOME LOAN
CORPORATION, ITS
SUCCESSORS AND AS
SIGNS, DATED MAY 27,
2005, AND RECORDED
IN DEED BOOK 43129,
PAGE 22, GWINNETT
COUNTY,
RECORDS.
MR/chr 8/1/23
OUR file no. 22-07031GA

MR/chr 8/1/23 Our file no. 22-07031GA -FT1 67/1 07/05/2023, 07/12/2 07/19/2023, 07/26/2023. 07/12/2023,

Gpn11 gdp2836 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT

GEORGIA, GWINNETT
COUNTY
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Teresa Barrifeld
and Daniel Barfield, Jr
to Figure Lending LLC,
dated November 9, 2019,
recorded in Deed Book
57057, Page 1, Gwinnett
County, Georgia
Records, as last transferred to Wilmington
Savings Fund Society,
FSB, not in its individual
capacity but solely as COUNTY Savinas Fund Society, FSB, not in its individual capacity but solely as Delaware Truste of Saluda Grade Alternative Mortgage Trust 2020-FIG1 by assignment recorded in Deed Book 60581, Page 36, Gwinnett County, Georgia Records, conveying the offer-described property to secure a Note in the original principal amount of SIXTEEN THOU-SAND FOUR HUNDRED EIGHTY AND 0/100 DOLLARS (\$16,480.00), 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:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

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

§ 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 taxina authority, any matand 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. Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Delaware Trustee of Saluda Grade Alternative Mortgage Trust 2020-FIG1 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 negotiful amend, and modify all

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 that the harity 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 Teresa Barfield and Daniel Barfield, Jr or a tenant or tenants and said property is more commonly known as 2928 Dover Dr, Duluth, Geor-Commonly known as 2928
Dover Dr, Duluth, Georgia 30096. Should a conflict arise between the
property address and the
legal description the legal description will con-

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. deed. Wilmington Savings

Wilmington Savings
Fund Society, FSB, not
in its individual capacity
but solely as Delaware
Trustee of Saludo Grade
Alternative Mortgage
Trust 2020-FIG1
as Attorney in Fact for
Teresa Barfield and
Daniel Barfield, Jr
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net

www.toreclosurenorline.net
EXHIBIT A
All that tract or parcel of
land lying and being in
Land Lot 263 of the 6th
District of Gwinnett
County, Georgia, being
Lot 1, Block D, Unit 1,
Forest Manor North Subdivision, as per plat Forest Manor North Sub-division, as per plat recorded at Plat Book X, Page 113, Gwinnett Coun-ty Records, which refer-ence is hereby made for the purpose of incorpo-rating the same as a part herein.

Foreclosures Subject to that certain security deed from Daniel Neal Barfield and Daniel Neal Barfield and Teresa H. Barfield to JP-Morgan Chase Bank, N.A., its successors and assigns, dated January 18, 2011, and recorded in Deed Book 50539, Page 765, Gwinnett County, Georgia Records. MR/chr 8/1/23

Our file no. 23-11443GA -FT7 07/05/2023, 07/12/2023, 07/19/2023, 07/26/2023.

9075

Gpn11 gdp2871 NOTICE OF FORECLO-SURE SALE UNDER POWER GWINNE GWINNETT COUNTY, GEORGIA
THIS IS AN ATTEMPT
TO COLLECT A DEBT.
ANY INFORMATION
OBTAINED WILL BE
USED FOR THAT PUR-

OBTAINED WILL BE USED FOR THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Yvonne J. Ponder and Ricky L. Ponder to CitiFinancial Services, Inc. dated April 25, 2006 and recorded on April 26, 2006 in Deed Book 46426, Page 0421, Gwinnett County, Georgia Records, and later assigned to J.P. Morgan Mortgage Acquisition Corp. by Assignment of Security Deed recorded on August 28, 2018 in Deed Book 56099, Page 0701, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Two Hundred Sixty-Five Thousand Three Hundred Dee And 30100 Dollars

nal principal amount of Two Hundred Sixty-Five Thousand Three Hundred One And 39/100 Dollars (\$265,301,39), 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: All that fract or parcel of land lying and being in Land Lot 9 of the 5th District, Gwinnett County, Georgia, and being Lot 3, Block A, Brookwood Meadows Subdivision, William 1, as per plat recorded in Plat Book 68, Page 20, Gwinnett County, Georgia records, which plat is incorporated herein and made a part hereof by reference. Tax ID #: R5009 263 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 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 Security Deed and by law, including aftorneys fees (notice of intent to collect aftorneys fees having been given).

neys fees having been given).
Your mortgage servicer, Rushmore Loan Management Services, LLC, as servicer for J.P. Morgan Mortgage Acquisition Corp., can be contacted at 888-504-7200 or by writing to 15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618, to discuss possible alternatives to avoid foreclosure. Said property will be sold

cuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

To the best knowledg and belief of the undersigned, the parties in possession of the property are Yvonne J. Ponder or tenant(s); and said property is more commonly known as 1727

Manor Brook, Snellville,

Manor Brook, Snellville, GA 30078.
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.
J.P. Morgan Mortgage
Acquisition Corp. as Attorney in Fact for
Yvonne J. Ponder and
Ricky L. Ponder
McMichael Taylor Gray,
IIC LLC 3550 Engineering Drive,

3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 404-474-7149 MTG File No.: GA2023-00208 **07/05/2023**

07/12/2023 07/19/2023 07/26/2023 Gpn11 gdp2885 STATE OF GEORGIA COUNTY OF GWIN-NETT

NOTICE OF SALE UN-DER POWER
Pursuant to the power of sale contained in the Security Deed executed by CHRISTOPHER COMBS, CHRISTOPHER COMBS, SR. AND MARION COMBS to BETHPAGE FEDERAL CREDIT UNION in the original principal amount of \$115,000.00 dated March 15, 2006 and recorded in Deed Book 46285, Page 197, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Court-

will sell at public outcry to the highest bidder for cash, before the Courthouse door in said Country, or at such other place as lawfully designated, within the legal hours of sale, on August 01, 2023, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 19 OF THE THE DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 12, BLOCK A OF APPALACHEE RIVER CLUB AKA APPALACHEE RIVER CLUB AKA APPALACHEE FARMS SUBDIVISION, PHASE ONE, AS PER PLAT BOOK 78, PAGE 247, GWINNETT COUNTY, GEORGIA RECORDED IN PLAT BOOK 78, PAGE 247, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE. Said property being known as: 795 RIVER COVE DR DACULA, GA 30019

COVE DR DACULA, GA 30019 To the best of the under-To the best of the undersigneds knowledge, the party or parties in possession of said property is/are CHRISTOPHER COMBS, SR. AND MARION COMBS or tenant(s). The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including aftorneys fees

9075 Foreclosures 9075 (notice of intent to collect attorneys fees having been given). Said property will be sold Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspectors.

the status of the loan as provided immediately U.S. Bank Trust Company, National Association, ny, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association, as trustee, in trust for registered holders of First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FF1 as agent and Atterney in rate survey and inspec-tion of the property; and agent and Attorney in Fact for Anne M. Fortaine Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1012-15081A

rate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status 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:

Bethpage Federal Credit Bethpage Federal Credit Union 899 S. Oyster Bay Road Bethpage, NY 11714 866-546-2935 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 mortagage. to negotiate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. BETHPAGE FEDERAL CREDIT UNION, as Attorney-in-Fact for CHRISTOPHER COMBS, SR. AND MARION COMBS, Robertson, Anschutz, Schneid, Crane & Partners, PLLC 13010 Morris Rd. Suite 450
Alpharetta, GA 3004
Phone: 470.321.7112
Firm File No. 23-125047 - DaG
07/05/2023, 07/12/2023, 17/12

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

GPN11
gdp2888
NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Anne M. Fontaine to Mortgage Electronic Registration Systems, Inc., a grantee, as nominee for First Franklin A Division of National City Bank, its successors and assigns dated 11/28/2006 and recorded in Deed Book recorded in Deed Book 47312 Page 4 Gwinnett County, Georgia records; County, Georgia records; as last transferred to or acquired by U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association, as trustee, in trust for registered holders of First Franklin Mortgage Loan Assetham Certificates, Series 2007-FF1, conveying the after-described property to secure a Note in the after-described property to secure a Note in the original principal amount of \$416,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County. General or such

en). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be discussed 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. house door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on 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: tollowing described property:
All that fract or parcel of land lying and being in Land Lot 1D of the 2nd District of Gwinnett County, Georgia, being Lot 34, Block A, Unif Three, The Oaks at Appalachee Farms Subdivision, as per plat recorded in Plat Book 100, Page 207, in the Office of the Clerk of the Superior Court of Gwinnett County, Georgia, which recorded plat is incorporated herein by referor the undersigned.
Specialized Loan Servicing LLC 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 loan.
To the best knowledge and belief of the undersigned, the porty in possession of the property is Kimmy-Ann P Billings or a tenant or tenants and said property is more commonly known as 1595 Holly Lake Cir, Snelville, Georgia 30078. 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 that the sale is not prohibited under the Specialized Loan Servicing LLC as Attorney in Fact for Kimmy-Ann P Billings McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-line net

recorded plat is incorpo-rated herein by refer-ence and made a part of this description.
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, includ-

expenses or rnis sale, us 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 899 Pathview Ct, Dacula, GA 30019 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): Elite Partner Inc. or tenant or tenants. reants. Or tenant or tenants.
Select Portfolio Servicing, Inc. is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. Select Portfolio Servicing, Inc. Loan Resolution

es (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might

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 conduct-

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

O.C.G.A. Section 9-13172.1, 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

Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A
All that tact or parcel of
land lying and being in
Land Lot 24 of the 5th
District, Gwinnett County, Georgia, arid being
Lot 52, Block B, Brookwood Plantation, Unit 2,
as per plat recorded in
Plat Book 46, Page 136,
Gwinnett County
Records, which plat is
hereby incorporated by
reference thereto and
made a part of this description.
BEING the same which
Troy Brandon Kapral by
Deed dated July 23, 2018
and recorded August 14,
2018 in the County of
Gwinnett, State of Georgia in (book) 56071
(page) 70 conveyed unto
Kimmy-Ann P. Billings.
Parcel/APN/Tax ID:
RS024 353
MR/chr 8/1/23
Our file no. 23-11912GA
FT7
77/05/2023, 07/12/2023,
07/19/2023, 07/12/2023,
07/19/2023, 07/12/2023,
07/19/2023, 07/12/2023,
07/19/2023, 07/12/2023,
07/19/2023, 07/12/2023,
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07/19/2023, 07/19/2023, 07/19/2023,
07/19/2023, 07/19/2023, 07/19/2023,
07/19/2023, 0 ing, Inc. Loan Resolution
Department 3217 South
Decker Lake Drive Salt
Lake City, UT 84119 (888)
818-6032
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 taxstanding ad valorem tax-es (including taxes which

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

Gpn11 sdp2890 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY Pursuant to the Power of Sale contained in a Secu-rity Deed given by Joan Wilson to Mortgage Elec-tronic Registration Sys-tems. Inc. as grantee, as tronic Registration Sys-tems, Inc., as grantee, as nominee for New Centu-ry Mortgage Corpora-tion, its successors and assigns dated 29/2007 and recorded in Deed Book 47573 Page 689 and modi-fied at Deed Book 50657-Page 151Gwinnett Coun-ty, Georgia records; as last transferred to or ac-quired by Wells Fargo quired by Wells Fargo Bank, National Associa-tion, as Trustee for Asset Backed Funding Corpo-ration Asset-Backed Cer-tificates, Series 2007-NC1, conveying the after-

9075 Foreclosures described property to secure a Note in the original principal amount of \$221,391.00, with interest \$221,391.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on August 1, 2023

Foreclosures

confirmation and audit of

Gpn11

be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett Sounty, 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 EKHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

en). Said property will be sold

JIO 30303/ 1979-7400.

JIO 215081A

THIS LAW FIRM MAY
BE ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OF
TAINED WILL BE
USED FOR THAT PURPOSE. 1012-15081A
07/05/2023, 07/19/2023,
07/19/2023, 07/26/2023. gdp2889 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT

willill the legal floor is alle 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:

ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 2 OF THE STH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 46, BLOCK A, KIMBERLY DOWNS, AS PER PLAT RECORDED IN PLAT BOOK 114, PAGES 288, GWINNETT COUNTY RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THERETO.

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 she reby declared due because of, among other possible events of default, failure to pay the indebtedness as and she made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including aftorneys fees (notice of intent to collect aftorneys fees having been given) GEORGIA, GWINNETT
COUNTY
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Kimmy-Ann P
Billings to Mortgage
Electronic Registration
Systems, Inc., as
grantee, as nominee for
LOANDEPOT.COM,
LLC, its successors and grantee, as nominee to LOANDEPOT.COM, LLC, its successors and assigns, dated July 27, 2021, recorded in Deed Book 59041, Page 250, Gwinnett County, Georgia Records, as last transferred to Specialized Loan Servicing LLC by assignment recorded in Deed Book 60394, Page 600, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED TWENTY-FIVE THOUSAND AND 0/100 DOLLARS (\$325,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for

neys fees having been given). Said property is commonly known as 2884 Beaut Court, Snellville, GA 30039 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Kevin McLeod and Jodel N. McLeod or tenant or tenants.

ants.
PHH Mortgage Corpora-

ants.
PHH Mortgage Corporation is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
PHH Mortgage Corporation 1661 Worthinston RG Suite 100 West Palm Beach, FL 33409 (800) 750-2518
Note, however, that such entity or individual is not required by law to negotiate, amend or modify the ferms 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), bevage due and payable), bevaged water or set will a suite of the suite o paid water or sewage bills that constitute a lien

TACHED HERE IO AND MADE A PART HERE-OF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the 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). 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 (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 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 Georgia, the Deed Under Power and other foreclosure documents may not be provided until final

sure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. Wells Fargo Bank, Na-tional Association, as

tional Association, as Trustee for Asset Backed Funding Corporation As-Funding Corporation Asset-Backed Certificates, Series 2007-NC1 as agent and Attorney in Fact for Joan Wilson
Aldridge Pite, LLP, Six Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400.
THIS LAW FIRM MAY
THIS LAW FIRM MAY
FE ACTING AS A DERT

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-6041A 07/19/2023, 07/19/2022, 07/19

Gpn11

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Sherron Nicole Dowdy to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for First Magnus Financial Corporation, its successors and assigns. dated 4/30/2007 and recorded in Deed Book 4/38/4 Page 456 Gwinnett County, Georgia records; as last transferred to or acquired by U.S. Bank Trust Company, National Association, as Indenture Trustee on behalf of and with respect to Ajax Mortgage Loon Trust 2022-A, Mortgage Loon Trust 2022-A, Mortgage Loon Trust 2022-A, Mortgage Loon Side, Securities, Series 2022-A, convexing the after-described property to secure a Note in the original principal amount of \$146,724.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property

following described property:
All that tract or parcel of land lying and being in Land Lot 178 of the 6th District of Gwinnett County, Georgia, and being shown and depicted as Lot 67, Block A, Unit Three of Vintage Pointe Subdivision on plat recorded at Plat Book 78, page 228, Gwinnett County, Georgia records, which plat is incorporated herein by reference and made a part hereof. The debt secured by said Security Deed has been and is hereby declared 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

9075 Foreclosures

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 1331 Vintage Point Dr. Lawrenceville, GA 30044 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Sherron Nicole Dowdy or tenants. Gregory Funding LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortagge. Gregory Funding LLC

fy all terms of the mort-gage.
Gregory Funding LLC
Gregory Funding PO Box
230579 Tigard OR 97281
866-712-5698
Note, however, that such
entity or individual is not
required by law to negotiate, amend or modify
the terms of the loan.
Said property will be sold

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, iens, 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-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not pervised immediately growed immediately growed.

the status of the loan as provided immediately above.
U.S. Bank Trust Compony, National Association, as Indenture Trustee on behalf of and with respect to Ajax Mortgage Loan Trust 2022-A, Mortgage-Backed Securities, Series 2022-A as agent and Attorney in Fact for Sherron Nicole Dowdy Aldridge Pite, LLP, Six Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400.
1144-455A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE

FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. 1144-455A 07/05/2023, 07/12/2023, 07/19/2023, 07/26/2023.

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Gpn11
gdp2908
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 Willie J. Moore
and Chaska L Moore to
Mortgage Eletronic
Registration Systems,
Inc., as grantee, as nominee for Flagship Financial Group, LLC, dated
September 23, 2016, and
recorded in Deed Book
54626, Page 465, Gwinnett
County, Georgia County, Georgia Records, as last trans-ferred to Village Capital Records, as last transferred to village Capital & Investment LLC by assignment recorded on February 21, 2019 in Book 56422 Page 510 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 Nine Hundred Thousand Sixty and 0/100 dolars (\$900,060.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the cash before the court-house door of Gwinnett County, Georgia, within the legal hours of sale on August 1, 2023, the fol-lowing described proper-ty:

August 1, 2023, the following described property:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF GWINNETT, STATE OF GEORGIA, AND IS DESCRIBED AS FOLLOWS:
ALL THAT TRACT OF ALL THAT TRACT OF LOW ING AND BEING IN THE CITY OF BRASELTON, 1749TH GMD, GWINNETT COUNTY, GEORGIA, BEING LOT 20, THE WOODLANDS AT CHATEAU ELAN, PHASE 6, AS PER PLAT RECORPED IN PLAT BOOK 112, PAGES 216-217, GWINNETT COUNTY, GEORGIA, BEING LOT 20, THE WOODLANDS AT CHATEAU ELAN, PHASE 6, AS PER PLAT RECORPED IN PLAT BOOK 112, PAGES 216-217, GWINNETT COUNTY, GEORGIA RECODS, WHICH PLAT IS INCORPORATED HEREOF BY REFERENCE. ENCE. Parcel ID: R3005487

ENCE.
Parcel ID: R3005487
Commonly known as 2613
NORTHERN OAK DR,
Braselton, GA 30517
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 aftorneys fees (notice
of intent to collect aftorneys fees having been
given).
The entity having full authority to negotiate,
gmend or madify all

alternatives to

alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.