50306, Page 281, Gwinnett

ferred to Specialized Loan Servicing LLC by assignment recorded in Deed Book 59665, Page 138, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of EIGHTY-EIGHT THOU-SAND AND 0/100 DOLLARS (\$88,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, 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 in Nacional State of the courth of

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
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).

out any representation, warranty or recourse against the above-named or the undersigned. Specialized Loan Servicing LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

Saranel Court, Lawrenceville, Georgia 30043. Should a conflict arise between the prop-

Foreclosures

WHICH PLAT IS HERE-BY ADOPTED AND MADE A PART HERE-OF BY REFERENCE THERETO FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY SAID PROPERTY BEING IMPROVED PROPERTY NOW OR FORMERLY KNOWN AS 1514 HEWATT ROAD, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN GWINNETT COUNTY, GEOR-NETT COUNTY, GEOR-

NUMBERING IN GWINNETT COUNTY, GEORGIA.
BEING THE SAME PROPERTY AS THAT CONVEYED BY LIMITED WARRANTY DEED DATED JUNE 11, 2010, FROM RWPO V, LLC TO CONSTRANCE SPROSSEJ. JUNE 24, 2010, AT DEED BOOK SOIJS, PAGE 569, GWINNETT COUNTY, GEORGIA RECORDS. The debt secured by soil 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 has will be made for the purpose of this sale, as provided in Security Deed and by law, including attorneys fees indice of intent to collect attorneys fees having bell authority to negotiate,

neys fees having been given).

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 loan) have to do so) is: Selene Finance they can be contacted at (877) 735-3637 for Loss Mitigation Dept, or by writing to 3501 Olympus Boulevard, 5 th Floor, Suite 500, Coppell, Texas 75019, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any maters which might be disclosed by an accurate survey and inspection of the property, any assessments.

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 knowledge and belief of the undersigned, the party in possession of the property is Arthur Andrew George

Arthur Andrew George or tenant(s); and said property is more commonly known as 1514 Hewatt Rd Sw, Lilburn, CA 20047

Hewatt Rd Sw, Lilburn, GA 30047. 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 of the security deed and (3) any right of redemption or other lien not ex-tinguished by foreclo-

u.s. Bank Trust National Association, not in its in-dividual capacity but solely as owner trustee for RCF 2 Acquisition Trust as Attorney in Fact for Bettie George. Brock & Scott, PLLC 4360 Chamblee D woody Road Dun-

Woody Roud Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 23-10272 07/03/2023 07/19/2023 07/19/2023

Gpn11
gdp2545
STATE OF GEORGIA
COUNTY OF GWINNETT
NOTICE OF SALE UNDER POWER
Pursuant to the power of
sale contained in the Security Dead evented by sale contained in the Se-curity Deed executed by KAREN FERNANDA MACZ AND MARGARITA GARCIA to MORT-GAGE ELECTRONIC REGISTRATION SYS-TEMS, INC., AS GRANTEE, AS NOMI-NEE FOR HOMESTAR FINANCIAL CORP. in the original principal amount of \$206,196.00 dat-ed December 29, 2017 and amount of \$206,196.00 dated December 29, 2017 and recorded in Deed Book 55630, Page 120, Gwinnett County records, said Security Deed being last transferred to PLANET HOME LENDING, LLC in Deed Book 60546, Page 802, 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: SCRIBED ON SOLUTION OF THE STREET OF LAND LYING AND BEING IN LAND LOT 153 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 38, BLOCK A, SAINT JAMES PLACE SUBDIVISION, UNIT ONE AS PER PLAT RECORDED IN PLAT BOOK 56,

IN PLAT BOOK 56, PAGE 98, GWINNETT GEORGIA WHICH PLAT IS RECORDED PLAI IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION. SAID PROPERTY BEING KNOW AS 3290 SAINT JAMES PLACE ACCORDING TO THE EVELTM OF KNOW AS 3290 SAINT
JAMES PLACE ACCORDING TO THE
PRESENT SYSTEM OF
NUMBERING HOUSES
IN GWINNETT COUNTY, GEORGIA.
Said property being
known as: 3290 SAINT
JAMES PL
LAWRENCEVILLE, GA
30044
To the best of the undersigneds knowledge, the
party or parties in possession of said property
is/are KAREN FERNANDA MACZ AND MARGARITA GARCIA or tenant(s).

line.net
EXHIBIT A
All that tract or parcel of ant(s).
The debt secured by said All that fract or parcel of land lying and being in Land Lot 18 of the 6th District of Gwinnett County, Georgia, being Lot 40, Block C, Centerville-North Subdivision, Unit Two, as per plat recorded in Plat Book 7, Rago 142 Gwinnett Coun 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 Page 163, Gwinnett Coun ty, Georgia records ty, Georgia records, which plat is referred to and made a part of this description; being improved property more particularly known as 3365 Newcastle Way according to the present system of numbering houses in Gwinnett County, Georgia.

MR/ca 9/5/23
Our file no. 52977909

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 having been given). Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due 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, rening ordinances, resured to not of the property. 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.

Foreclosures Bankruptcy Code;

Bankruptcy Code; and
(2) final confirmation
and audit of the status of
the loan with the holder
of the Security Deed.
The name, address, and
telephone number of the
individual or entity who
has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:
Planet Home Lending,
LLC
321 Research Parkway, 321 Research Parkway, Suite 303

321 Research Parkway, Suite 303
Meriden, CT 06450
1-855-884-2250
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. COLLECTOR ATTEMPTING TO COLLECTOR ATTEMPTING TO COLLECTA DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. PLANET HOME LENDING LLC, as Attorney-in-Fact for KAREN FERNANDA MACZ AND MARGARITA GARCIA Robertson, Anschutz, Schneid, Crane & Partners. PII.

Robertson, Anschutz, Schneid, Crane & Part-ners, PLLC 13010 Morris Rd.

Suite 450 Alpharetta, GA 30004 Phone: 470.321.7112 Firm File No. 23-118700 -LIV 06/21/2023, 07/12/2023, 07/05/2023, 07/19/2023, 07/26/2023

Gpn11

gpn12

Gpn11

gp2595

NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Patricia Alers
to Homeside Lending,
Inc., dated February 22,
2001, recorded in Deed
Book 22880, Page 74,
Gwinnett County, Georgia Records and as modified by that certain Loan
Modification Agreement
recorded in Deed Book
57856, Page 120, Gwinnett
County, Georgia
Records, as last transferred to MidFirst Bank
by assignment recorded
in Deed Rook 9730, Page Ree pursuant to Oct. 24.

Responsibility to the 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 ferred to MidFirst Bank by assignment recorded in Deed Book 29730, Page 249, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THOUSAND EIGHT HUNDRED EIGHTY-FOUR AND 00LLARS

DRED EIGHTY-FOUR AND 0/100 DOLLARS (\$100,884.00), 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 September, 2023, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF 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 Note, however, that such the hotely 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 Anne Sullivan, Estate of Anne Sullivan, Estate of Anne Sullivan and Daniel Joseph Sullivan or a tenant or tenants and said property is more commonly known as 618 Saranel Court, Courrel, Courrenceville, Georgia

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 offier possible events or 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). 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

Deed first set out above. Said property will be sold on an "as-is" basis with-

44-14-162.2. The entity that has full authority to negotiate,

dress 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 sta-

tus of the loan with the holder of the security

holder of the security deed.
MIDFIRST BANK as Attorney in Fact for Patricia Alers
McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehot-line net

Our file no. 52977909 - FT17

Gpn11

gdp2730 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 Anne Sullivan to
Wells Fargo Bank, N.A.,
dated September 23, 2010,
recorded in Deed Book

06/21/2023

07/05/2023, 07/19/2023,

08/02/2023,

08/16/2023, 08/30/2023.

COUNTY

06/28/2023,

07/12/2023, 07/26/2023,

08/23/2023,

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 holder of the security deed.
Specialized Loan Servicing LLC
as Attorney in Fact for
Anne Sullivan
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotters which might be dis-closed by an accurate survey and inspection of the property, any assess-ments, liens, encum-brances, zoning ordi-nances, restrictions, covenants, and any mat-ters of record including-but not limited to, those superior to the Security Deed first set out above.

line.net EXHIBIT A EXHIBIT A
ALL THAT TRACT OR
PARCEL OF LAND LYING AND BEING IN
LAND LOT 130, 714 DISTRICT, GWINNETT
COUNTY, GEORGIA,
BEING LOT 25, BLOCK
A, WHITLOCK FARM
SUBDIVISION, AS PER
PLAT RECORDED AT
PLAT BOOK 36, PAGE
141, GWINNETT COUNTY, GEORGIA
TY, GEORGIA
WHICH on an "as-is" basis with-out any representation, warranty or recourse against the above-named or the undersigned. MIDFIRST BANK is the holder of the Security Deed to the property in accordance with OCGA §

TY, GEORGIA
RECORDS, WHICH
PLAT IS INCORPORATED HEREIN BY REFERENCE.
The right, if any, of The
United States of America
to redeem said land within 120 days from the date
of the foreclosure sale
beld on August 1, 2023 as held on August 1, 2023, as provided for by the Fed-

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 7318-6116, 800-654-4566.
Note, however, that such eral Tax Lien Act of 1966 (Public Law 89-719). MR/mac 8/1/23 Our file no. 23-11913GA – FT7 Note, however, that such 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 Patricia Alers or a tenant or tenants and said property is more commonly known as 3365 Newcastle Way, Snelville, Georgia 30039. Should a conflict arise between the property address and the legal de-07/05/2023, 07/12/2023, 07/19/2023, 07/26/2023.

Gpn11

Gpn11
gdp2732
NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Corey Desmond
Walker to Mortgage
Electronic Segistration
Systems, Inc., as Walker to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Angel Oak Mortgage Solutions, LLC, its successors and assigns, dated March 29, 2019, recorded in Deed Book 56504, Page 218, Gwinnett County, Georgia Records, as last transferred to Wilmington Savings Fund Society, FSB, not in its individual capacity but sole yas Trustee of Angel Oak Mortgage Trust 2023-1, Mortgage-Backed Certificates, Series 2023-1 by assignment to be recorded in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-described property to scure a Note in the original principal amount of THREE HUNDRED SIXTY-NINE THOUSAND THREE HUNDRED SIXTY-TY-NINE THOUSAND SIX HUNDRED SIXTY-FIVE AND 0/100 DOL-LARS (\$369,665.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for 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 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 secured by said the security of the 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 (no tice pursuant to O.C.G.A. § 13-1-11 having been giv-

Foreclosures County, Georgia Records, as last trans-ferred to Specialized Loan Servicing LLC

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 disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, 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

or the undersigned.
Wilmington Savings
Fund Society, FSB, not
in its individual capacity
but solely as Trustee of
Angel Oak Mortgage
Trust 2023-1, Mortgage
Backed Certificates, Series 2023-1 is the holder
of the Security Deed to
the property in accordance with OCGA § 44-14162.2. 162.2. The entity that has full

162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc., 3217 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 Corey Desmond Walker or a tenant or tenants 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 the legal description will con-

legal description the le-gal 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. Wilmington Savings

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee of Angel Oak Mortgage Trust 2023-1, Mortgage-Backed Certificates, Se-ries 2023-1 as Attorney in Fact for Carey Desmond Walker

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

WWW.Toreclosurenor-line.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 I OT GWINNETT COUNTY, GEORGIA, BEING LOT NO. 2, BLOCK A, AUSTINS POINTE SUB-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 AM
MORE COMPLETE DESCRIPTION OF SAID
PROPERTY, BEING
IMPROVED PROPERTY
NOW OR FORMERLY KNOWN AS 1938
AUSTINS POINTE, ACCORDING TO THE
PRESENT SYSTEM OF
NUMBERING IN GWINNETT COUNTY, GEORGIA.
Property address: 1938
AUSTINS POINTE

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 gdp2746
NOTICE OF FORECLOSURE SALE UNDER
POWER
GWINNETT COUNTY,

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 grantee, as nominee for Market Street
Mortgage Mortgage Corporation, dated October 13, 2006, and recorded in Deed Book 47154, Page 177, Gwinnett County, Georgia Records, as last transferred to Arch Mortgage Assurance Company by assignment recorded on June 1, 2023 in Book 60520 Page 472 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the offer-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 of the original principal amount of Forty-One Thousand odlars (\$41,600.00), with interest thereon as set of the court, Georgia, within the legal hours of sale on August 1, 2023, the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 111 AND 112 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 73, BLOCK A. HUNT 75, UNIT TWO, AS PER PLAT RECONDED IN PLAT BOOK 63, PAGE 194, GWINNETT COUNTY, GEORGIA. WHICH PLAT IS INCORPORATED HEREOF BY REFERENCE

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 Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). The entity having full authority to negotited. The debt secured by said

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. 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 mat-ters which might be dis-closed by an accurate survey and inspection of

Foreclosures

9075

Foreclosures

9075

closed 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 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, 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 security deed and (3) any right of redemption or other lien not ex-(3) any right of redemp-tion or other lien not ex-tinguished by forecloure. Arch Mortgage Assur-ance Company as Attor-ney in Fact for Eric Ro-den.

Brock & Scott, PLLC 4360 Chamblee Dun-woody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 23-07859 07/05/2023 07/12/2023 07/26/2023

Gpn11

gdp2747 STATE OF GEORGIA COUNTY OF GWIN-COUNTY OF GWINNETT

NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security 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 Deed having been last sold, assigned, transferred and conveyed to U.S. Bank National Association, as Trustee for Structured Adjustable Rate Mortgage Loan Trust Mortgage Loan Trust Mortgage Pass-ries 2006-2, securing a Note in the original principal amount of \$477.187.00 the holder

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 legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit:

Said Deed, to-wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 83 OF THE THE DEED LYING AND BEING IN LAND LOT 83, OF THE THE DEED LYING AND LOT 28, BLOCK A, CLAIRE-MONT SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 107, PAGE 300 AND PLAT BOOK 108, PAGE 1, GWINNETT COUNTY RECORDS, SAID PLAT BEING IN-CORPORATED HEREIN AND MADE A PART HEPEDE BY DEED.

SAID 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
said property, if any.
Said property will be sold
subject to any outstanding ad valorem taxes (including taxes which are
a lien, whether or nonow 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, encumbrances, zoning ordin

assesments, 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 baltributed as provided by
law.

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 Association, as Trustee for

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-Fact for John D. Free-man and Sunitha R. Freeman File no. 19-074029 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law

at Law 211 Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA 30346

Atlanta, GA 30346
(770) 2202535/***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 POSE

06/28/2023 07/05/2023 07/12/2023 07/26/2023 Gpn11

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 Martin Nash Road, said right of way being 80 feet gdp2747
NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Martin Nash Road, said right of way being 80 feet in width, 232.51 feet northwesterly from the intersection of the northeasterly right of way of Martin Nash Road with the northwesterly right of way of Brownlee Road, said right of way being 70 feet in width; thence North 29 degrees 09 minutes 19 seconds 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 52/03 Page 0358 and modified at Deed Book 5005 Page 561 and re-recorded at Deed Book 54095 Page 584 Gwinnett County, 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-Sale contained in a Secu-

erty: All that tract or parcel of

being 70 feet in width; thence North 29 degrees 09 minutes 19 seconds West along the northeasterly right of way of Martin Nash Road, 107.51 feet to an iron pin; running thence North 61 degrees 49 minutes 15 seconds East, 237.74 feet to an iron pin; running thence South 29 degrees 09 minutes 19 seconds East, 107.51 feet to an iron pin; running thence South 20 degrees 49 minutes 15 seconds West 237.24 feet to an iron pin and the POINT OF BEGINNING. Said tract containing . S855 acres, more or less, and being known as 1402 Martin Nash Road according to the present system of numbering property in Gwinnett County, Georgia. The debt secured by sole and is hereby declared due because of, among other possible events of Tion, as Irustee of CVT.
III Mortgage Loan Trust
II, conveying the afterdescribed 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 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

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 date falls on a Federal Holiday, in which case being the first Wednes-day of said month), the following described property:

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 herein and made a part hereof by reference. Subject Property Address: 33017. 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 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 collect aftorneys fees having been given).

Said property is commonly known as 838 Natchez Valley Trace, Grayson, GA 30017 together with all fixtures and personal property of tached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the part (or parties) in possession of the subject property is (are): Michael Oyerinde or tenant or tenants. Shellpoint Mortgage Servicing is the entity or individual designated who shall have full authority to negotiete, amend and modify all terms of the

Foreclosures

9075

of intent to collect attorneys fees having been given).
Said property is commonly known as 1402 Martin Nash 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. (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 Vil-Road #200, Westlake Village, CA 91361 1-866-549-3583

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 gainst the property whether due and payable or not yet due and payable or service and waters 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 forcertain 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 be provided until final confirmation and audit of the status of the loan with the holder of the Security Deed. PennyMac Loan Services, LLC as agent and Attorney in Fact for Scott J. Hammond Aldridge Pite, LLP, Six Piedmont Road, N.E., Suite 700, Hallonta, Georgia 30305, (404) 994-7400. 1120-23944A

THIS LAW FIRM MAY BE ACTING AS A DEBT. ANY IN FORMATION OBTAINED WILL BE USED FOR THAT PUR-POSE. 1120-23944A modify all terms of the mortgage. Shellpoint Mortgage Servicing PO Box 10826 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 payable or not yet due and payable or not yet due and payable and which may not be of record, (c) the

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 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 be provided until final confirmation and audit of the status of the loan as provided immediately above. Gpn11

GPN11

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GPN11

GPN12

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GPN12

GP provided immediately above.
U.S. Bank Trust National Association, as Truste 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 Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400.
1263-3097A
THIS LAW FIRM MAY
BE ACTING AS A DEBT THIS LAW FIRM MAY
BE ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. 1263-3097A
07/19/2023, 07/12/2023,
07/19/2023, 07/12/2023.

GPN11
gdp2748
NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Scott
J. Hammond to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Acopia, LLC, its successors and assigns dated 7/31/2015 and recorded in Deed Book 53785 Page 259 Gwinnett County, Georgia records; as last transferred to or acc 50818, Page 376, Gwinnett 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 interest thereon as set forth therein, there will be sold at public outery 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: 259 Gwinnett County, Georgia records; as last transferred to or acquired by PennyMac Loan Services, LLC, conveying the after-described property to secure 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 aca 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: SEE EXHIBIT A AT-TACHED HERETO AND MADE A PART HERE-

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 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-

§ 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. 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. The Bank of New York Mellon, flk/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 Trusty 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. 9075 Foreclosures 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 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 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.

The Bank of New York Mellon, flk/a The Bank of New York, successor in interest to JPMorgan Chase Bank, N.A. as Trustee for Structured Asset Mortagge Investments II Inc., Bear Steans ALT-A Trust, Mortagge Poss-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.foreclosurehot-line act to sales and said since the control of the cont

ROSWEII, GA 30076
WWW.foreclosurehotline.net
EXHIBIT A
ALL THAT TRACT OR
PARCEL OF LAND LYING AND BEING IN
LAND LOT 131 OF THE
GTH 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
OUr file no. 5166918 - FT7
07/05/2023, 07/12/2023,

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

Gpn11 gdp2789 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY Gpn11

COUNTY
By 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 SOUTHPOINT FINANCIAL
SERVICES, INC., dated
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 NinetyFour Thousand Five
Hundred Sixty-Six and
00/100 dollars
(\$294,566.00), with interest thereon as provided By virtue of a Power of (\$294,566.00), with inter-est thereon as provided for therein, said Security Deed having been last sold, assigned and trans-ferred to FLAGSTAR BANK, FSB, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, with-in the legal hours of sale

cash at the Gwinnett Country Courthouse, within the legal hours of sale on the first Tuesday in August, 2023, all property described in said Security Deed including but not limited to the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 61, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA FOR LAKES SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 85, PAGE 131, GWINETT COUNTY, GEORGIA RECORDS, WHICH RECORDED

GEORGIA RECORDS, WHICH RECORDS, WHICH RECORDED, PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION.
Said legal description being controlling, however the property is more commonly known as 1251 TURTLE CREEK CT., LAWRENCEVILLE, GA 30043.

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in deness remaining in fault, this sale will fault, 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.
Said property will be sold

Said property will be sold Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the titlle: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and 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:

ordinances; assessments; liens; enassessments; 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).

ants(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.

holder of the Security Deed.
The entity having full authority to negotiate, amend or modify all terms of the loan (all terms of the loan (all terms of the loan (all though not required by law to do so) is: Flagstar Bank, FSB, Loss Mitigation Dept., 5151 Corporate Drive, Troy, MI 48098, Telephone Number: 800-393-4887. Nothing in O.C.G.A. Section 44.14.162. shall be construed to require a secured creditor to negotiate, amend, or modify tiate, amend, or modify the terms of the mortgage instrument.
FLAGSTAR BANK, FSB
as Attorney in Fact for
SARAH SCOTT MILEY
THE BELOW LAW
FIRM MAY BE HELD 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. POSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA

30071 Telephone Number: (877) 813-0992 Case No. FLB-22-00466-5 Ad Run Dates 07/05/2023, 07/12/2023, 07/26/2023

Gpn11

Foreclosures

9075

gdp2791 STATE OF GEORGIA COUNTY OF GWIN-NETT NOTICE OF SALE UN-NETT
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 MORT-GAGE 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 318, Gwinnett County records, said Security Deed being last transferred to SELENE FINANCE LP in Deed Book 54923, Page 442, Gwinnett County records, the undersinged will sail at 54923, 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 le

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 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

LAWRENCEVILLE, GA 30045 To the best of the under-

signeds knowledge, the party or parties in possession of said property is/are BRITTAINY J. HOLLINS AND BEN L. MURPHY SR or tenant (s)

MURPHY SR 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 attorneys fees (notice of intent to collect attorneys fees have in the same and seed of the purpose of paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees have in the same and seed of t lect attorneys fees having been given).
Said property will be sold subject to the following:
(1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspectate survey and inspect rate survey and inspec-tion of the property; and tion 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 conductad subject to the follow.

tirst 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 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 mortgage is as follows: Selene Finance LP 3501 Olympus Boulevard, 5th Floor, Suite 500

5th Floor, Suite 500
Dallas, TX 75019
877-768-3759
Note that pursuant to
O.C.G.A. § 44-14-162.2, the
above individual or entity is not required by law to negotiate, amend, or modify the terms of the 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 TAINED MAY BE USED FOR THAT PURPOSE. SELENE FINANCE LP, as Attorney-in-Fact for BRITTAINY J. HOLLINS AND BEN L. MURPHY SR. Robertson, Anschutz, Schneid, Crane & Partners, PLLC 13010 Morris Rd. Suite 450

Alpharetta, GA 30004 Phone: 470.321.7112 Firm File No. 23-098083 - GaR 07/05/2023, 07/12/2023, 07/19/2023, 07/26/2023.

Gpn11
gdp2800
NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Christopher Pedgett to Martener Electronic Christopher Padgett to Mortgage Electronic 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 ac-

Georgia records; as last transferred to or acquired by Truist Bank, successor by merger 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 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 tract or parcel of land lying and being in Land Lot 89 of the 7th District, of Gwinnett County, Georgia, being Lot 119, Block A of Chandler Pond, Unit One, as per plat thereof recorded in Plat Book 60, Page 278, Gwinnett County, Georgia Records, which 278, Gwinnett County, Georgia Records, which plat is incorporated herein and made a part hereof 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