Foreclosures

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Foreclosures

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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.

Freedom Mortgage Cor-poration as Attorney in Fact for

Nguyen and Luong Nguyen McCalla Raymer Leibert Pierce, LLC Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-line.net

line.net
EXHIBIT A
All that tract or parcel of
land lying and being in
Land Lots 111 and 85 of
the 7th District, Gwinnett

the 7th District, Gwinnett County, Georgia, being Lot 121, Block A, Huntcliff Subdivision, Unit Two, as per plat of record in Plat Book 63, Page 194, Gwinnett County records, which plat is incorporated herein and made a part hereof by reference. Said tract is also known as 2105 Springer Walk,

Lawrenceville, Georgia

30043 per the present system of numbering in Gwinnett County, Geor-

gia.
This conveyance is made subject to all zoning ordinances, easements and restrictions of record, if any, affecting said bargained premises.
MR/i.d 8/1/23
Our file no. 22-09737GA - FT17
07/05/2023, 07/12/2023,

Gpn11

gdp2806 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 Kimberly M Truesdale to FT Mortgage Companies d.b.a. HomeBanc Mortgage Corporation, dated July 29, 1999, recorded in Deed Book 18947, Page 252, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 59771, Page 393, Gwinnett County, Georgia Records, as last transferred to MidFirst Bank by assignment recorded in Deed Book 49009, Page 842, Gwinnett County, Georgia Records, conveying the after-described property to secure a Nate in the

County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THIRTY-EIGHT THOU-SAND NINE HUNDRED AND 0/100 DOLLARS (\$138,900.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the 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 EKHIBIT A ATTACHED HERETO AND MADE A PART HERE-OF
The debt secured by sale

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 aftorney'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

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 most.

ing authority, any mat-ters which might be dis-closed by an accurate survey and inspection of the property, any assess-ments, liens, encum-

brances, zoning ordi-nances, restrictions, covenants, and any mat-

The debt secured by said

07/12/2023,

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

COUNTY

Springer

when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

of intent to collect aftor-neys fees having been given). Said property is com-monly known as 1887 Lake Ridge Terrace, Lawrenceville, GA 30043 together with all fixtures and personal property at 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): Christopher Padgett or tenant or tenants.

prietr rudger to relatin the tenants.
Truist Bank is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
Truist Bank Mortgage Loan Servicing P.O. Box 2467 Greenville, SC 29602-2467 1-800-827-3722 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unopoid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable or not ready 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 dobove. 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 state.

tion and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not sure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately

nne status of rine lodin ds provided immediately above.
Truist Bank, successor by merger to SunTrust Bank as agent and Attorney in Fact for Christopher Padgett Aldridge Pite, LLP, Six Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1207-1595A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1207-1595A
07/05/2023, 07/12/2023, 07/19/2023, 07

Gpn11 gdp2801 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 Sang Nguyen and Luong Nguyen to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Quicken Loans, LLC, its successors and assigns, dated July 8, 2020, recorded in Deed Book 57656, Page 115, Gwinnett County, Georgia Records, as last transferred to Freedom Mortgage Corporation by assignment recorded in Deed Book 60267, Page COUNTY Deed Book 60267, Page 579, Gwinnett County, Georgia Records, conveying the after-de-scribed property to se-cure a Note in the origicure a Note in the original principal amount of TWO HUNDRED FIFTY-TWO THOU-SAND AND 0/100 DOL-LARS (\$252,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courtcash before the court-house door of Gwinnett County, Georgia, or at

the property, any assessments, liens, encum brances, zoning ord

nances, restrictions, covenants, and any mat-

covenants, and any mat-ters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis with-out any representation, warranty or recourse against the above-named or the undersigned

against the above-named or the undersigned. Freedom Mortgage Corporation is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Freedom Mortgage Corporation, 10500 Kincaid Drive, Fishers, IN 46037, 855-

Fishers, IN 46037, 855-690-5900.

oyu-zyuu.
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 party in possession of the property is

Sang Nguyen, Anh Ngoc Thi Ngo and Luong Nguyen or a tenant or tenants and said proper-

ty is more commonly known as **2105 Springer** 

Walk, Lawrenceville, Georgia 30043. Should a conflict arise between the property address and the legal description the legal description will

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. MidFirst Bank is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162. The entity to negotiate, amend, and modify all terms of the mortgage with the debtor is: Midland Mortgage, a division of MidFirst Bank, 999 County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in August, 2023, the following described property:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HERE-OF The debt secured by said

land Mortgage, a division of MidFirst Bank, 999 N.W. Grand Boulevard Suite 100, Oklahoma City, OK 73118-6116, 800-654-4566.
Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.
To the best knowledge and belief of the under-The debt secured by soils of 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 security Deed.

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 aftorney's fees (no
tice pursuant to O.C.G.A.
§ 13-1-11 having been given). To the best knowledge and belief of the undersigned, the party 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 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.

MidFirst Bank Kimberly M Truesdale of en). Said property will be sold Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), the right of redemption of any tax-ing authority, any mat-ters which might be dis-closed by an accurate survey and inspection of the property, any assess-

MidFirst Bank as Attorney in Fact for Kimberly M Truesdale

McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

Tistere, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A
All that tract or parcel of
land lying and being in
Land Lot 14 of the 5th
District of Gwinnett
Country, Georgia, being
Lot 14, Block M, Unit
Four, Phase Four of
Winnsong Chase Subdivision, as recorded in Plat
Book 71, Page 216, Gwinnett Country, Georgia
Records, which plat is incorporated herein and
made a part hereof.
MR/chr 8/1/23
Our file no. 51002212
FT17
07/05/2023, 07/12/2023,

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

GPN11 gdp2827 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale con-tained in a Security Deed fained in a Security Deed given by Neena Mary-Ann McBean to Mort-gage Electronic Regis-tration Systems, Inc., as grantee, as nominee for DHI Mortgage Company, Ltd., its successors and assigns, dated October

Foreclosures 9075 Foreclosures The sale will be conduct-ed subject (1) to confir-mation that the sale is

9075

brances, zoning

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 Parrya Monieri or a ten.

Shahin Dehghan and Parya Monjezi or a ten-ant or tenants and said property is more com-monly known as 235 Ridge Bluff Lane, Suwa-

Ridge Bluff Lane, Suwanee, Georgia 30024.
Should a conflict arise 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.

holder of the security 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.foreclosurehot-line.net

www.foreclosurehot-line.net
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
reference is hereby
made for a more complete and accurate description as to the metes,
bounds and location of

bounds and location of said property.

said property. MR/ca 8/1/23 Our file no. 23-11241GA -FT18 07/05/2023, 07/12/2023, 07/19/2023, 07/26/2023.

GP011 9dp2834 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT

GEORGIA, COWINNETT 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

43129, Page 45, Gwinnett County, Georgia Records, as last transferred 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 5993, Page 651 Gwinnett County.

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 THUNDED THIRTY-FOUR AND OND 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.

scribed property: SEE EXHIBIT A ATTACHED HERETO AND

MADE A PART HERE-

en). Said property will be sold

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assess-

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,

out any representation, warranty or recourse against the above-named

against the above-named or the undersigned.
U.S. Bank, National Association, as Trustee for SACO I Trust 2005-6, Mortgage-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 full

The entity that has full authority to negotiate,

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

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 tenant or tenants and said property is more commonly known as 2023

Hidden Ivy Lane,

Hidden İvy Lane, Loganville, Georgia 30052. Should a conflict arise 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 statement of the state

tion and audit of the sta-tus of the loan with the holder of the security

deed.
U.S. Bank, National Association, as Trustee for SACO I Trust 2005-6, Mortgage-Backed Certificates, Series 2005-6 as Attorney in Fact for

Foreclosures

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27, 2020, recorded in Deed Book 58072, Page 111, Gwinnett County, Georgia Records, as last transferred to Lakeview Loan Servicing, LLC by 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 NINE-TY 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 EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said

MADE A PART HERE-OF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the 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).

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 mating authority, any mat-ters which might be disters 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 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

property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortsage with the debtor is: Nationstar Mortsage, LLC, 8750 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

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 Circle, Loganville, Georgia 30052. Should a conflict arise between the property address and the regal description the lead

property address and the legal description the le-gal description will congal 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.
Lakeview Loan Servicing, LLC
as Attorney in Fact for Neena Mary-Ann
McBean

McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehot-Roswell, GA 30076
www.foreclosurehotline.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 so
scribed as Lot 78, Block
A, of The Oaks at Brushy
Fork, Unit 2, as more
particularly described on
a plat recorded in Plat
Book 147, Pages 276-278,
revised in Plat Book 148,
re

07/05/2023, 07/12/2023,

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

Gpn11
gdp2828
NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT

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,
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 County, Georgia Records, as last trans-ferred to Home Point Fiferred to Home Point Fi-nancial Corporation by assignment recorded in Deed Book 60465, Page 6644, Gwinnett County, Georgia Records, con-veying the after-de-scribed property to se-cure a Note in the origi-nal principal amount of TWO HUNDRED NINE-TY-SIX THOUSAND TWO HUNDRED NINE-TY-SIX THOUSAND FOUR HUNDRED AND 0/100 DOLLARS (\$296,400.00), with inter-est thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an

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-

Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are cluding 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, encum-

Dorothy Sutherland McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotbrances, 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. Home Point Financial Corporation is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

Foreclosures

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NOSWEII, GA 30076
WWW.foreclosurehotline.net
EXHIBIT A
ALL THAT TRACT OR
PARCEL OF LAND LY.
ING AND BEING IN
LAND LOT 273 OF THE
ATH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 107,
BLOCK A, IVY FORK,
AS PER PLAT
RECORDED IN PLAT
BOOK 103, PAGES 251252, GWINNETT COUNTY, GEORGIA
RECORDS, SAID PLAT
BEING INCORPORATED HEREIN AND
MADE REFERENCE
HERETO.
CERTAIN SECURITY
DEED FROM
DOROTHY SUTHERLAND TO MORTGAGE
EI FCTRONIC PEGIS

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 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 ASSIGNS. DATED MAY 77. SIGNS, DATED MAY 27, 2005, AND RECORDED 2005, AND RECORDED IN DEED BOOK 43129, PAGE 22, GWINNETT COUNTY, GEORGIA RECORDS. MR/chr 8/1/23 Our file no. 22-07031GA -FTI

FT1 07/05/2023, 07/12/2023, 07/19/2023, 07/26/2023.

Gpn11
gdp2836
NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Teresa Barfield,
Jr o 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
Delaware Truste of
Saluda Grade Alternative
Mortgage Trust 2020FIG1 by assignment
recorded in Deed Book
60581, Page 36, Gwinnett
County, Georgia
Records, conveying the
after-described property
to secure a Note in the
original principal amount
of SIXTEEN THOUSAND FOUR HUNDRED
EIGHTY AND 0/100
EIGHTY AND 0/100
SAND FOUR HUNDRED
EIGHTY AND 0/100
LARS (\$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 legul hours of sale on the
first Tuesday in August,
2023, the following described property:
SEE EXHIBIT A ATTACHED HERETO AND

MADE A PART HERE-OF
The 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, including attorney'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 and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate the highest bidder tor cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the le-gal hours of sale on the first Tuesday in August, 2023, the following de-scribed property: closed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, nances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. 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. MADE A PART HERE-OF
WADE 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, includling attorney's fees (notice pursuant to O.C.G.A.
§ 13-1-11 having been given).
Said property will be sald

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 negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing

cialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Vil-lage, CO 80111, 800-306-6059.

lage, 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 knowledg 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, Georgia 30096. Should a conflict arise between the property address and the legal description will control.
The sale will be conducted the property address and the legal description will control.

trol.

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

Wilmington Savings Fund Society, FSB, not

Wilmington Savings
Fund Society, FSB, not
in its individual capacity
but solely as Delaware
Trustee of Saluda 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
EXHIBIT A
All that tract or parcel of

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
recorded at Plat Book X,
Page 113, Gwinnett County Records, which reference is hereby made for ence is hereby made for the purpose of incorpo-rating the same as a part rating the same as a part herein.
Subject to that certain security deed from 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

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

Gpn11 GPN11
gdp2871
NOTICE OF FORECLOSURE SALE UNDER
POWER
GWINNETT COUNTY,
GEORGIA
THIS IS AN ATTEMPT
TO COLLECT A DEBT.
ANY INFORMATION
OBTAINED WILL BE
USED FOR THAT PURPOSE.

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 Cone 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:

Gpn11 gdp2889 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT

August 1, 2023 Inter following described property:
All that tract 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, Unit 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. Tox ID #: R5009 263 The debt secured by soid Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and here in the manner provided in 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).

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.

subject to any ourstanding 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 knowledge 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, GA 30078.

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 At-torney in Fact for Yvonne J. Ponder and Ricky L. Ponder Ricky L. Ponder McMichael Taylor Gray, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 404-474-7149

MTG File No.: GA2023-07/05/2023

07/26/2023

gdp2885 STATE OF GEORGIA COUNTY OF GWIN-

COUNTY OF GWINNETT
NOTICE OF SALE UNDER POWER
Pursuant to the power of sale contained in the Security Deed executed by 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 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 description of the said Security Deed and the said Security sale, on August 01, 2023, the property in said Security Deed and described as follows:
ALL THAT TRACT OR PARCEL OF LAND LY.
ING AND BEING IN
LAND LOT 19 OF THE THE DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 12, BLOCK A OF APPALACHEE RIVER CLUB AKA APPALACHEE FARMS SUBDIVISION, PHASE ONE, AS PER PLAT RECORDED IN PLAT BOOK 78, PAGE 247, GWINNETT COUNTY, GEORGIA RECORDS, GEORGIA RECORDS, WHICH PLAT IS INCOR-

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)

ing 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 accu-rate survey and inspec-tion of the property; and (4) any assessments,

or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party 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 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 state of the boars with the 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

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. tion and audit of the sta-tus of the loan with the holder of the security deed.
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.foreclosurehotline net

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: R5024 353 MR/chr 8/1/23 Our file no. 23-11912GA FT7 07/05/2023, 07/12/2023,

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

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 loan with the holder of the Security Deed.
The name, address, and felephone, number, of the

Foreclosures

9075

Foreclosures

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:
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 enti-Note Indi pursuan in Co.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 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,

COMBS Robertson, Anschutz, Schneid, Crane & Part-ners, PLLC 13010 Morris Rd. Suite 450 Alpharetta, GA 30004 Phone: 470.321.7112 Alpha et al., 324 30004 Phone: 470.321.7112 Firm File No. 23-125047 -DaG 07/05/2023, 07/19/2023, 07/12/2023,

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 Electronic Registration Systems, Inc., as grantee, as nominee for LOANDEPOT.COM, LLC, its successors and assigns, dated July 27, 2021, recorded in Deed Book 59041, Page 250, Gwinnett County, Georgia Pecade in Ject gia Records, as last transferred to Special-ized Loan Servicing LLC 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 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 A The debt secured by said

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 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). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Specialized Loan Servicing LLC is the holder of the Security Deed for the property in accordance with OCGA § 4.41-4.16.2.2. The entity that has full state in the security to the security the activity in accordance with OCGA § 4.41-4.16.2.2.

rate 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 udicial 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.

Wells Fargo Bank, National Association, as Trustee for Asset Backed Funding Corporation Asset-Backed Certificates, Series 2007-NC1 as agent and Attorney in Fact for Joan Wilson Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400.

Gpn11
gdp2904
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
47854 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 Loan Trust
2022-A, Mortgage-Backed
Securities, Series 2022-A,
conveying the after-described property to secure a Note in the original principal amount of
1446/724.00, with interest scribed 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 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

Gpn11 gdp2890 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY Pursuant to the Power of Sale contained in a Secu-rity Deed given by Joan following described prop erty: All that tract or parcel of

rety:
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 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 attorneys fees having been given).
Said property is commonly known as 1331 Vintage Point Dr, NETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Joan 
Wilson to Mortgage Electronic Registration Systems, Inc., as grantee, as 
nominee for New Century Mortgage Corporation, its successors and 
assigns dated 29/2007 and 
recorded in Deed Book 
47573 Page 689 and modified at Deed Book 50657Page 151Gwinnett County, Georgia records; as 
last transferred to or acquired by Wells Fargo 
Bank, National Association, as Trustee for Asset 
Backed Funding Corporation Asset-Backed Certificates, Series 2007NC1, conveying the afterdescribed property to secure a Note in the original principal amount of 
\$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 
(being the first Tuesday)

given).
Said property is commonly known as 1331 Vintage Point Dr.
Lawrenceville, GA 30044 together with all fixtures and personal property atached 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.

Nicole Dowdy or tenant 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 mortage. gage. Gregory Funding LLC Gregory Funding PO Box 230579 Tigard OR 97281 866-712-5698

GOV of Sala Month), month of the country of the cou 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 sublect 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 sessements, 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 foreclo-

PORATED HEREIN BY REFERENCE THEREIO.
The debt secured by said security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including altorneys fees (notice of intent to collect attorneys fees having been given). Said property is commonly known as 284 Beaut Court, Snellville, GA 30039 together with all fixtures and personal property attached to and constituting a part 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.

sure documents may no

ants. PHH Mortgage Corpora-

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:

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 Worthington Rd
Suite 100 West Palm
Beach, FL 33409 (800)
750-2518
Note, however, that such

be provided until final confirmation and audit of the status of the loan as provided immediately 750-2518
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 dbove.

U.S. Bank Trust Company, National Association, as Indenture Trustee on behalf of and with respect to Ajax Mortgage Loan Trust 2022-A, Mortgage Refeat Securities 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 Center, 3525
Piedmont Road, N.E.,
Suite 700, Altanta, Georgia 30305, (404) 994-7400.
1144-455A
THIS LAW FIRM MAY
BE ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLagainst the property whether due and payable or not yet due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accu-

TEMPTING LECT A DEBT FORMATION то TAINED WILL BE USED FOR THAT PUR-POSE. 1144-455A 07/05/2023, 07/19/2023, 07/19/2023, 07/19/2023, 07/26/2023. Gpn11 gdp2908 NOTICE OF FORECLO-SURE 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 to Mortgage Electronic 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 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 a 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 propergiven by Willie J. Moore and Chaska L Moore to

1017-6041A
THIS LAW FIRM MAY
BE ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION BE
USED FOR THAT PURPOSE. 1017-6041A
07/05/2023, 07/12/2023,
07/19/2023, 07/26/2023.

lowing 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 OR
PARCEL OF LAND LYING AND BEING IN ING AND BEING IN THE CITY OF BRASEL-

THE CITY OF BRASELTON, 1749TH GMD, GWINNETT COUNTY, GEORGIA, BEING LOT 20, THE WOODLANDS AT CHATEAU ELAN, PHASE 6, AS PER PLAT RECORDED IN PLAT BOOK 112, PAGES 216-217, GWINNETT COUNTY, GEORGIA RECODS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. ENCE. Parcel ID: R3005487

August 1, 2023, the fol-lowing described proper-

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
indebtelpess 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 Security Deed and by law, including the same and all expenses of this sale, as provided in Security Deed and by law, including the same and all sales. expenses of this sure, as provided in Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by