DOLLARS (\$16,480.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in August, 2023, the following described property: scribed property: SEE EXHIBIT A AT-TACHED HERETO AND MADE A PART HERE-

Foreclosures

9075

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 indebtedness as and when due and in the manner provided in the Note and 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 attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

Said property will be sold subject to any outstand-ing ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any mathers which might be disclosed by an accurate survey and inspection of the property, any assesssurvey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any 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,

Said property will be sold on an "as-is" basis without any representation,
warranty or recourse
against the above-named
or the undersigned.
Wilmington Savings
Fund Society, FSB, not
in its individual capacity
but solely as Delaware
Trustee of Saluda Grade
Alternative Mortgage
Trust 2020-FIG1 is the
holder of the Security
Deed to the property in
accordance with OCGA §
44-14-162.2.
The entity that has full
authority to 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, 800-3066059.
Note, however, that such

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 Teresa Barfield and Daniel Barfield, Jr or a tenant or tenants and said property is more commonly known as 2928

commonly known as 2928
Dover Dr. Duluth, Georgia 30096. Should a conflict arise between the property address and the legal description the legal description will 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

nolder of the security
deed.
Wilmington Savings
Fund Society, FSB, not
in its individual capacity
but solely as Deloware
Trustee of Saluda Grade
Alternative Mortgage
Trust 2020-FIG1
as Attorney in Fact for
Teresa Barfield and
Daniel Barfield, Jr
McCalla Raymer Leibert Duniel Barfield, Jr McCalla Raymer Leibert 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 Lot 263 of the 6th
District of Gwinnett
County, Georgia, being
Lot 1, Block D, Unit 1,

Lot 1, Block D, Unit 1, Forest Manor North Sub-division, as per plat recorded at Plat Book X, Page 113, Gwinnett Coun-ty Records, which refer-ence is hereby made for the purpose of incorpo-rating the same as a part Subject to that certain

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 765, Gwinnett County, Coastriel Records 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
GEORGIA
THIS IS AN ATTEMPT
TO COLLECT A DEBT.
ANY INFORMATION
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
der and Ricky L. Ponder
to Citif-inancial Services,
Inc. dated April 25, 2006
and recorded on April 26,
Page 0421, Gwinnett
County, Georgia
Records, and later assigned to J.P. Morgan
Mortgage Acquisition
Corp. by Assignment of
Security Deed records in Security Deed recorded on August 28, 2018 in Deed Book 56099, Page 0701, Gwinnett County, 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 One And 39/100 Dollars (\$265,301.39), with interest thereon as set forth Great Market States of the solution of 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. ed herein and made a part hereof by reference. Tax ID #: R5009 263
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed.
The debt remaining in 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 attor9075 Foreclosures

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

ing ad valorem taxes (including taxes which are a lien, but not yet due and payable), any mathers 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 of record superior to the Security Deed first set 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
Manur Rook SmillyIII.

Manor Brook, Snellville, Manor Brook, Snellville, GA 30078.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.
J.P. Morgan Mortgage Acquisition Corp. as Attorney in Fact for Yvonne J. Ponder and Ricky L. Ponder McMichael Taylor Gray, LLC.

LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092

404-474-7149 MTG File No.: GA2023-00208 07/05/2023 07/12/2023 07/26/2023

Gpn11
gdp2889

NOTICE OF SALE UNDER POWER
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, 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 Records, as last transferred to Specialized Loan Servicing LLC by assignment recorded in Deed Book 60394, Page 600, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED TWENTY-FIVE THOUSAND AND 0700 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 AND MADE A PART HEREOF The debt secured by sale secured as a control of the courty Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebt dues as and the notation of the court of the courty of the courty of the pay the indebt dues as and the notation of the courty of the courty

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

en). Said property will be sold Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Deed first set out above. Said property will be sold on an "as-is" basis with-

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 to the
property in accordance
with OCGA § 44-14-162.2.
The entity that has full
authority to negotiate. 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.

6059.

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

To the best knowledge.

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 the 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 status of the loan with the holder of the security deed.

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.foreclosurehot-line net

line.net
EXHIBIT A
All that tact or parcel of land lying and being in Land Lot 24 of the 5th Land Lof 24 of the 5th District, Gwinnett County, Georgia, arid being Lot 52, Block B, Brookwood Plantation, Unit 2, as per plat recorded in Plat Book 46, Page 136, Gwinnett County Records, which plat is hereby incorporated by reference thereto and made a part of this description. made a parr or 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 Geor-

(book) 56071 (page) 70 conveyed unto Kimmy-Ann P. Billings. Parcel/APN/Tax ID: R5024 353 MR/chr

Foreclosures

R5024 353 MR/chr 8/I/23 Our file no. 23-11912GA -FT7 07/05/2023, 07/12/2023, 07/19/2023, 07/26/2023.

Gpn11 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; nee 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 Aliax Mortgage Loan Trust 2022-A, 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 \$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 before the Courthouse door of Gwinnett County,

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 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 Coun-ty, Georgia records, which plat is incorporat-ed 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 page 228, Gwinnett Coundefault, 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 callect attorneys fees having been

of intent to collect attorneys fees having been given).
Said property is commonly known as 1331 Vintage Point Dr, Lawrenceville, GA 30044 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in posses-

knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Sherron 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.
Gregory Funding LLC Gregory Funding PO Box 230579 Tigard OR 97281 806-712-5598 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

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 inspecbe disclosed by an accurate survey and inspection of the property, and
(e) any assessments,
liens, encumbrances,
zoning ordinances, restrictions, covenants, and
matters of record superior to the Security Deed
first set out above.
The sale will be conduct-

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

above.
U.S. Bank Trust Compa-U.S. Bank Trust Compony, National Association, as Indenture Trustee on behalf of and with respect to Aiax Mortgage Loan Trust 2022-A, Mortgage-Backed Securities, Series 2022-A as agent and Attorney in Fact for Sherron Nicole Dowdy Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. LECT A DEBT. ANY IN-FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. 1144-455A 07/05/2023, 07/12/2023, 07/19/2023, 07/26/2023.

GPN11 gdp2908 NOTICE OF FORECLO-SURE SALE UNDER POWER Gpn11 GWINNETT COUNTY,
GEORGIA
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Willie J. Moore
and Chaska L. Moore to
Mortgage 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
Eabrupry 21, 2019 in GWINNETT COUNTY, & Investment LLC by as signment recorded on February 21, 2019 in Book 56422 Page 510 in Hoo 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 dol lars (\$900,060.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for

cash before the court-house door of Gwinnett County, Georgia, within the legal hours of sale on August 1, 2023, the fol-lowing described proper-

Foreclosures

9075

TY:

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
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 216217, GWINNETT COUNTY, GEORGIA RECODS,
WHICH PLAT IS INCORPORATED HEREIN
AND MADE A PART
HEREOF BY REFERENCE.
Parcel ID: R3005487
Commonly known as 2613
NORTHERN OAK DR,
Braselton, GA 30517
The debt secured by said
Security Deed has been
and is hereby declared
due because of, among
other possible events of
default, failure to pay the
indebtedness as and
when due and in the
manner provided in the
Mote and Security Deed.
The debt remaining in
default, fisiale will be
those and security Deed.

paying the same and all expenses of this sale, as provided in Security

paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Village Capital & Investment LLC they can be contacted at (801) 206-4170 for Loss Mitigation Dept, or by writing to 2550 Paseo Verde Parkway, Suite 100, Henderson, Nevada 89074, to discuss possible alternatives to avoid foreclosure.

Said property will be sold subject to any outstanding ad valorem taxes (ining ad valorem taxes (including taxes which are a lien, but not yet due and payable), any mathers 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.

Security Deed first set out above.
To the best knowledge and belief of the undersigned, the party in possession of the property is Willie J. Moore and Chaska L. Moore or tenant(s); and said property is more commonly known as 2613 Northern Oak Dr, Braselton, GA 30517.

Oak Dr. Braselton, GA
30517.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure.

tinguished by foreclosure.
Village Capital & Investment LLC as Attorney in Fact for Willie J. Moore and Chaska L. Moore.
Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310
Atlanta, GA 30341
404-789-2661
B&S file no.: 22-19670

404-787-2661 B&S file no.: 22-19670 7/5 12 19 26 2023 Gpn11
gdp2914
NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
Under and by virtue of
the Power of Sale con-

The Power of Sale contained in a Security Deed given by John M Cole and Connie Sue Cole to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for RBC Centura Bank, its successors and assigns, dated September 20, 2006, recorded in Deed Book 47060, Page 361, Gwinnett County, Georgia Records, as last transferred to PNC Georgia Records, as last transferred to PNC Bank, National Association by assignment recorded in Deed Book 59017, Page 215, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED. VINNETY-SIX THOUoriginal principal amount of TWO HUNDRED NINETY-SIX THOU-SAND AND 0/100 DOL-LARS (\$296,000.00), 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 by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the Mote and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, includ-Deed and by law, includ-ing attorney's fees (no-tice pursuant to O.C.G.A. § 13-1-11 having been giv-

tice pursuant to O.C.G.A.

§ 13-1-11 having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be discusvey 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.
PNC BANK, NATIONAL ASSOCIATION is the holder of the Security PNC BANK, NATIONAL ASSOCIATION is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: PNC Bank, N.A., 3232 Newmark Drive, Miamisburg, OH 45342, 800-523-8654.
Note. however, the 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

John M Cole, Connie Sue Cole and Britt's Invest-ment Properties, LLC or a tenant or tenants and said property is more commonly known as 2120 commonly known as 2120
Versailles
Place,
Lawrenceville,
30043. Should a conflict
orise between the property address and the legal
description will control.
The sale will be conducted subject (1) to confirmation that the sale is
not prohibited under the
U.S. Bankruptcy
Code
and (2) to final confirmation and audit of the sta-

Foreclosures

deed.
PNC BANK, NATIONAL
ASSOCIATION
as Attorney in Fact for
John M Cole and Connie John M Cole and Connie Sue Cole McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-

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

www.foreclosurehotline.net
EXHIBIT A
All that tract or parcel of
land lying and being in
Land Lot 57 of the 7th
District, Gwinnett County, Georgia, being Lot 16,
Block B, Fontainebleau
Subdivision, Unit One, as
per plat thereof recorded
in Plat Book 45, page 260,
Gwinnett County, Georgia Records, which
recorded plat is incorporated herein by reference and made a part of
this description.
MR/i.d 8/1/23
Our file no. 22-09870GA
FT1
O7/05/2023, 07/12/2023,

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

GPN11 9dp2915 NOTICE OF FORECLO-SURE SALE UNDER POWER GWINNES Gpn11 GWINNETT COUNTY,

POWER
GWINNETT COUNTY,
GEORGIA
Under and by virtue of
the Power of Sale contained in a Security Deed
given by DeShawn Dennard to Regions Mortgage,
dated November 30, 2021,
and recorded in Deed
Book 59471, Page 178,
Gwinnett County, Georgia Records, conveying
the after-described property to secure a Note in
the original principal
amount of Five Hundred
Four Thousand and 0/100
dollars (\$504,000.00), 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, within
the legal hours of sale on
August 1, 2023, the following described property:
All that tract or parcel of

ty:
All that tract or parcel of land lying and being in Land Lot 318, 7th District, Gwinnett County, Georgia, being Lot 56, Block B, Phase IV, Royal Oaks Estates, as per plat recorded in Plat Book 53, Page 217, Gwinnett County, Georgia, Pecords.

recorded in Plat Book 53, Page 217, Gwinnett County, Georgia Records, which plat is hereby referred to and made a part of this description, being improved property known as 5475 Overbend Trail, according to the present system of numbering houses in Soid County.
For informational purposes only property address is: 5475 Overbend Tr1, Suwanee, GA 30024 Parcel R7318 081
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).

of infent to collect aftor-neys fees having been given).

The entity having full au-thority to negotiate, amend or modify all terms of the loan (al-though not required by rerms of the loan (al-though not required by law to do so) is: Regions Mortgage they can be contacted at (800) 748-9498 for Loss Mitigation Dept, or by writing to 6200 Poplar Avenue, Memphis Tennessee Memphis, Tennessee 38119, to discuss possible alternatives to avoid

alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assesssurvey 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 DeShawn Dennard and Candice B. Dennard or tenant(s); and said prop-

Candice B. Dennard or tenant(s); and said property is more commonly known as \$475 Overbend Trl, Suwanee, GA 30024. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemp-(3) any right of redemption or other lien not extinguished by foreclo-

sure. Regions Bank d/ha Re-gions Mortgage as Attor-ney in Fact for DeShawn Dennard. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 Add-789-2661 B&S file no.: 23-10761 07/05/2023 07/12/2023 07/12/2023

GPN11 gdp2928 NOTICE OF FORECLO-SURE SALE UNDER POWER GWIND GWINNETT COUNTY, GEORGIA
THIS IS AN ATTEMPT
TO COLLECT A DEBT.
ANY INFORMATION
OBTAINED WILL BE
USED FOR THAT PUR-

USED FOR THAI FUNDOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Nancy C Chambley to Mortgage Electronic Registration Systems, Inc., as nominee for GreenPoint Mortgage Funding, Inc. dated tems, Inc., as nominee for GreenPoint Mortgage Funding, Inc. dated March 3, 2006 and recorded on March 20, 2006 in Deed Book 46275, Page 0773, Gwinnett County, Georgia Records, and later assigned to Real Time Resolutions, Inc. by Assignment of Security Deed recorded on March 31, 2023 in Deed Book 60515, Page 00586, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Fifteen Thousand Five Hundred And 00/100 Dollars (\$15,500.00), with interest thereon as set forth therein, there will be sold at public outcry

9075 Foreclosures to the highest bidder for 9075

Foreclosures

tion and audit of the sta-

tus of the loan with the holder of the Security Deed. Pursuant to

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

the status of the loan as provided immediately

9075

to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on August 1, 2023 the following described property: All that tract or parcel of land lying and being in Land Lot 133 of the 7th District of Gwinnett County, Georgia, being Lot 29, Block B, Unit Two of Habersham Hills, as per plat recorded in Two of Habersham Hills, as per plat recorded in Plat Book 35, at Page 69, Gwinnett County, Georgia. Said plat is incorporated and made a part hereof by reference therein.

Tax ID #: R7 133 115

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 Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

neys fees having been given).
Real Time Resolutions, Inc. can be contacted at 888-895-0221 or by writing to 1349 Empire Central prive, Suite 150, Dallas TX 75247-4029, to discuss possible alternatives to avoid foreclosure.
Said property will be sold subject to any outstand-Said property will be sold subject to any outstanding ad valorem toxes (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.

Security Deed first set out above.
To the best knowledge and belief of the undersigned, the parties in possession of the property are Nancy C. Chambley or tenant(s); and said property is more commonly known as 2150 Whitebluff Way, Buford, GA 30519.

Whitebluff Way, Buford, GA 30519.
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. Real Time Resolutions,

MADE A PART HERE-OF
The debt secured by said
Security Deed has been
and is hereby declared
due because of, among
other possible events of
default, failure to pay the
indebtedness as and
when due and in the
Note and Security Deed.
The debt remaining in
default, this sale will be
made for the purpose of
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.
§ 13-1-1 having been given). Inc. as Attorney in Fact for Nancy C Chambley McMichael Taylor Gray, July 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 404-474-7149 MTG File No.: GA2023-00303

07/12/2023 07/26/2023 Gpn11

07/05/2023

ghp1933
NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of

tice pursuant to O.C.G.A.

§ 13-1-11 having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Navy Federal Credit Union 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, NETT COUNTY
Pursuant to the Power of
Sale contained in a Security Deed given by Simon
Portes to Mortgage Electronic Registration Systems, Inc., solely as
nominee for Cornerstone
Lenders LLC.its successors and assigns dated
46/2009 and recorded in
Deed Book 49402 Page
513 Gwinnett County.
Georgia records; as last
transferred to or acuired by LAKEVIEW
LOAN SERVICING,
LLC, conveying the after-described property to
secure a Note in the original principal amount of
\$147,418.00, with interest
at the rate specified
therein, there will be
sold by the undersigned
at public outcry to the

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 saile on August 1, 2023 (being the first Tuesday of said month unless said 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: Navy Federal Credit Union, 820 Follin Lane, Vienna, VA 22180, (800)258-5948. Note, however, that such entity is not required by law to negotiate, amend of said month unless said date falls on a Federal Holiday, in which case being the first Wednes-day of said month), the following described property:
All that tract or parcel of land lying and being in Land Lot 182 of the 5th District. Gwinnett County, Georgia, being Lot 5, Block A, Madison Chase Subdivision, Unit One, as per plat recorded in Plat

per plat recorded in Plat Book 75, Page 240-241, Gwinnett County, Geor-

gia records, which recorded plat is incorpo-rated herein by this ref-erence and made a part of this description.

The debt secured by said Security Deed has been

ing a part of said proper-ty, if any. To the best knowledge and belief of the undersigned, the par-ty (or parties) in posses-sion of the subject prop-

erty is (are): Simon Portes and Nelly Portes or tenant or tenants. Flagstar Bank, N.A. is the entity or individual designated who shall have full authority to ne-

gotiate, amend and modi-fy all terms of the mort-

fy all terms of the mort-gage.
Flagstar Bank, N.A. Loss Mitigation 5151 Corpo-rate Drive Mail Stop: S-142-3 Troy, MI 48098 (800) 393-4887 Note, however, that such entity or individual is not required by law to nego-tiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any out-standing ad valorem tax-es (including taxes which gre a lien, but not yet

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

not be of record, (c) the right of redemption of

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

tirst 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 confirma-

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 Omar K Smith and Mary Cy Duffoo-Smith or a tenant or tenants and said property is more commonly known as 4030 Lantern Hill Drive, Dactula, Georgia 30019. 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. Navy Federal Credit Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the Mote and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attordeed. Navy Federal Credit

Navy Federal Credit Union as Attorney in Fact for Omar K Smith McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-line net

line.net EXHIBIT A ing attorneys fees (notice of intent to collect attorneys fees having been given).
Said property is commonly known as 415 Madison Chase Dr. Lawrenceville, GA 30045 together with all fixtures and personal property attached to and constituting a part of said property, if any To the best EXHIBIT A
All that tract or parcel of
land lying and being in
Land Lof 2 of the 2nd
District, GMD 1749,
Gwinnett County, Georgia, being Lot 105, Block
KK (formerly Block
MM) of Ridgebrooke at
Hamilton Mill Subdivision, Phase 8C, as per
plat recorded in Plat
Book 99, Page 132, Gwinnett County Records,
said plat being incorporated herein by refersaid plat being incorpo-rated herein by refer-ence thereto.

Conveyance subject to all easements and re-strictions of record, if any Parcel ID R3002B380

MR/jay 8/1/23 Our file no. 22-08596GA -FT8 07/05/2023, 07/12/2023, 07/19/2023, 07/26/2023.

Gpn11 gdp3020 STATE OF GEORGIA COUNTY OF GWIN-NETT NETT NETT
NOTICE OF SALE UNDER POWER
Because of a default under the terms of the Security Deed executed by Ralphael D. Lester to Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans dated February 20, 2019, and recorded in Deed Book 5458, Page 72, and pursuant to court order recorded in Deed Book 58559, Page 446, Gwinnett County Records, said Security Deed having ben last sold, assigned, transferred and conveyed to Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely as trustee for Bantam Funding Trust 1018-1, securing a Note in the original principal amount of \$176,500.00, the reroor holder thereof pursuant NOTICE OF SALE UN-

the original principal amount of \$176,500.00, the holder thereof pursuant to said Deed and Note thereby secured has de-

clared the entire amount of said indebtedness due and payable and, pur-suant to the power of suant to the power of sale contained in said Deed, will on the first Tuesday, September 5, 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, towit:

Foreclosures

9075

the status of the loan as provided immediately above.
LAKEVIEW LOAN SERVICING, LLC as agent and Attorney in Fact for Simon Portes
Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400.
1095-699A FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION USED FOR THAT PURPOSE. 1095-699A 07/05/2023, 07/19/2023, 07

07/05/2023, 07/12/2023, 07/19/ 57, 36, 70 drid 11; Infelior inorth 68 degrees 29 minutes 53 seconds west 70.06 feet to an iron pin found; thence south 14 degrees 47 minutes 44 seconds west along Lot 70, 89.55 feet to an iron pin set and the point of beginning. Being known as all of Lot 57, Block B, Norris Lake Shores Subdivision recorded in Plat Book F, Page 39, Gwinnett County, Georgia records and part of Lot 56, Block B, Norris Lake Shores Subdivision, First Section. Being described in accordance with a survey prepared for Michael L. Kister and Cindy Kister, dated July 21, 1987, by Gordon Story & Associates, and being shown et all of 16 to 57 Associates, and being shown as all of Lot 57 and part of Lot 56, Block B, Norris Lake Shores Subdivision, First Section

Subalvision, First Section.
Parcel Identification
Numbers: R4349 060 &
R4349 061;
Said property is known
as 8491 Lake Drive, SnelIville, GA 30039, together
with all fixtures and personal property attached 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 not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.

law. The sale will be conductlaw.

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 Ralphael D. Lester, successor in interest or tenant(s).

Wilmington Savings Fund Society, FSB d/b/a Christiana Trust not in its individual capacity but solely as trustee for Bantom Funding Trust 2018-1 as Attorney-in-

2018-1 as Attorney-in-Fact for Ralphael D. Lester File no. 20-076457 LOGS LEGAL GROUP LLP*

LOGS LEGAL GROUP
LP*
Attorneys and counselors
at Law
211 Perimeter Center
Parkway, N.E., Suite 130
Atlanta, GA 30346
(770) 220-2535
https://www.logs.com/
*THE LAW FIRM IS
ACTING AS A DEBT
COLLECTOR. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. 07/26/2023

08/02/2023 08/16/2023 08/30/2023

Gpn11

Gpn11
gdp3429
STATE OF GEORGIA
COUNTY OF GWINNETT
NOTICE OF SALE UNDER POWER
Because of a default under the terms of the Security Deed executed by
Sharon B. Goodman and
Stanley Evans to Countrywide Home Loans,
Inc. dated December 28,
2004, and recorded in
Deed Book 41258, Page 2,
as last modified in Deed
Book 56133, Page 379,
and pursuant to Affidavit
recorded in Deed Book
47814, Page 501, Gwinnett
Country Records, said Security Deed having been
last sold, assigned, transferred and conveyed to
US Bank Trust National
Association, Not In Its US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust, securing a Note in the original principal amount of \$113,200.00, 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 payable and, pursuant to the power of sale con-tained in said Deed, will

the power of sale contained in said Deed, will on the first Tuesday, September 5, 2023, during the legal hours of sale, before the Courthouse door in said Country, sell at public outcry to the highest bidder for cash, the properly described in said Deed, to-wilt: All that fract or parcel of land lying and being in Land Lot 29 of the 6th District of Gwinnett Country, Georgia, being Lot 4, Block B, Unit Two, Annistown Valley, as perplat recorded in Plat Book 24, Page 185, Gwinnett Country, Georgia Records, which plat is hereby referred to and made a part of this description.
Said property is known as 4107 Stacy Lane, Snelville, GA 30039, together will be sold property of said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might 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 ordi-

nances restrictions covenants, and matters of record superior to the Security Deed first set Security Deed first set out above.
The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.

Foreclosures

ance, if any, will be distributed 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 Sharon B. Goodman; Stanley Evans, Successor in interest or tenant(s).

US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust as Attorney-in-Fact for Sharon B. Goodman and Stanley Evans.

File no. 19-074681

LOGS LEGAL GROUP LLP*

Attorneys and Counselors

Attorneys and Counselors Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suife 130 Atlanta, GA 30346 (770) 220-2535 https://www.logs.com/*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

07/26/2023 08/02/2023 08/09/2023 08/16/2023 08/30/2023

Gpn11

STATE OF GEORGIA
COUNTY OF GWINNETT
NOTICE OF SALE UNDER POWER
Because of a default under the terms of the Security Deed executed by Gina H. Wright to Mortgage Electronic Registration Systems, Inc. as nominee for Quicken Loans Inc. dated January 25, 2020, and recorded in Deed Book 57235, Page 00066, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveved to Rocket Mortgage, LLC, fka, Quicken Loans, securing a Note in the original principal amount of \$104,900.00, the holder thereof pursuant to said indebtedness due and have been contained in said Deed, will on the first Tuesday, September 5, 2023, during the legal hours of sale, before the Courthouse door in said Country, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: Land situated in the Country of Gwinnett in the State of GA
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 127 OF THE STH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING SHOWN ON A PLAT BY H. L DUNAHOO, SUR-VEYOR, DATED FEBRUARY 12TH AND 13TH, 1947 AS LOT NUMBER FOURTEEN (14), SECTION D, OF THE PROPERTY OF C. O. EDWARDS.
SAID PLAT IS RECORDED IN PLAT IS RECORDED IN PLAT BY ARE FOURTEEN (14), SECTION D, OF THE PROPERTY.

IT IS HEREBY 12TH AND 13TH, 1947 AS LOT NUMBER FOURTEEN (14), SECTION OF SAID PROPERTY.

IT IS HEREBY 12TH AND 13TH, 1947 AS LOT NUMBER FOURTEEN (14), SECTION OF SAID PROPERTY.

IT IS HEREBY 14TH AND 13TH, 1947 AS LOT NUMBER FOURTEEN (14), AND IS BY REFERENCE INCORPORATED HEREIN AS APART OF THE SCRIPTION OF SAID PROPERTY.

IT IS HEREBY HAT THE GRANTEE SHALT THE GRAN

GRANTEE AND TO THEIR IMMEDIATE FAMILY, THE SAID GRANTEES MAY INVITE AS MANY AS TWO (2) ADDITIONAL PERSONS AT ANY ONE TIME TO FISH AT SAID LAKE. IT IS FURTHER AGREED THAT THE GRANTEES SHALL PAY TO THE GRANTOR THE SUM OF TEN DOLLARS (10.00) PER YEAR TO BE USED BY THE GRANTOR FOR THE MAINTENANCE SAID LAKE.

GRANTOR FOR THE MAINTENANCE OF SAID LAKE. Said property is known as 3811 Lake Cartton Rd, Loganville, GA 30052, together with all fixtures and personal property atached 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 not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, cumbrances, rosining ordinances, restrictions, covenants, and matters nances, restrictions, covenants, and matters

covenants, and matters of record superior to the Security Deed first set out above.

The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance if any will be disance, if any, will be dis-tributed as provided by

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 be in the possession of Gina H. Wright, successor in interest or tenant

(s). Rocket Mortgage, LLC
f/k/a Quicken Loans Inc.
as Attorney-in-Fact for
Gina H. Wright
File no. 23-080743
LOGS LEGAL GROUP
IIP*

Attorneys and Counselors

Attorneys and Counselors at Law
211 Perimeter Center
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*THE LAW FIRM IS
ACTING AS A DEBT
COLLECTOR. ANY INFORMATION OBTAINED WILL BE

TAINED WILL BE USED FOR THAT PUR-POSE. 07/26/2023 08/02/2023 08/09/2023 08/30/2023

gdp3785 STATE OF GEORGIA COUNTY OF GWIN-NETT NOTICE OF SALE UNDER POWER
Because of a default under the terms of the Security Deed executed by Miguel A. Perez to Mort-

Gpn11