

9075 Foreclosures

211 Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA 30346 (770) 220-2535 <https://www.iosgs.com/> ATTORNEY IN FIDELITY 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**  
**08/23/2023**

**MINISTER DRIVE ACORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTIES IN GWINNETT COUNTY, GEORGIA.** The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: PHH Mortgage Corporation that can be contacted at 1-800-750-2518 for Loss Mitigation Dept. or by writing to 1661 Worthington Rd., Ste. 100, West Palm Beach, Florida 33409, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any other 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 Phillip E. Mann or tenant(s); and said property is more commonly known as 1142 White Cloud Ridge, Atlanta, GA 30317.

**NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA**

And by virtue of the Power of Sale contained in a Security Deed given by Top Designers Group, LLC by member Cynthia H. Walker, to Nvestor Funding, Inc., dated March 23, 2022, and recorded in Deed Book 59813, Page 0036, and by the Clerk of Superior Court, conveying the after-described property to secure a Note in the original principal amount of \$1,750,000.00 (One Thousand Seven Hundred and 00/100 dollars (\$339,500.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse in Gwinnett County, Georgia, within the legal hours of sale on September 5, 2023, the following described property:

By virtue of a Power of Sale contained in that certain Security Deed from MARIELA G. GIMENEZ to JPMORGAN CHASE BANK, N.A., dated April 25, 2005, recorded May 13, 2005, in Deed Book 42724, Page 215. Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of \$323,000.00, with interest thereon as provided for under the terms of the Security Deed having been last sold, assigned and transferred to DLJ Mortgage Capital, Inc., there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in September, 2023, all property described in said Security Deed including but not limited to the following described property:

**08/09/2023**  
**08/16/2023**  
**08/23/2023**

**NOTICE OF SALE UNDER POWER GWINNETT COUNTY, GEORGIA**

By virtue of a Power of Sale contained in that certain Security Deed from CALVERTON DUFFUS to ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR IST MARINER BANK, dated January 18, 2007, in Deed Book 47487, Page 0143, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Ninety-Six Thousand and 00/100 dollars (\$196,000.00), with interest thereon as provided for therein, said Security Deed having been assigned and transferred to U.S. Bank N.A., as trustee, on behalf of the holders of the J.P. Morgan Alterra Finance Trust No. 2007-42 Mortgage Pass-Through Certificates, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse within the legal hours of sale on the first Tuesday in September, 2023, all property described in the following items which may affect the title; any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which will be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; liens; encumbrances; restrictions; covenants; and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is MARIELA G. GIMENEZ, or tenants (s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Select Portfolio Servicing, Inc., Loss Mitigation Dept., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119. Telephone Number: 888-818-0032. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 17 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 5 OF BLOCK B, EDgewater, UNIT I, PHASE I, AS PER PLAT INCORPORATED IN PLAT BOOK 50, PAGE 113, GWINNETT COUNTY, GEORGIA RECORDS, WHICH SAID PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF. Said legal description being contained in however the property is more commonly known as 2610 ASHBOURNE DR, LAWRENCEVILLE, GA 30043. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an as-is basis without warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which will be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; liens; encumbrances; restrictions; covenants; and any other matters of record superior to said Security Deed.

**NOTICE OF SALE UNDER POWER GWINNETT COUNTY, GEORGIA**

By virtue of a Power of Sale contained in that certain Security Deed from CALVERTON DUFFUS to ELECTRONIC REGISTRATION SYSTEMS, INC. AS GRANTEE AS NOMINEE FOR EVERETT FINANCIAL, INC. DBA SUPREME LENDING, dated December 9, 2016, recorded in Deed Book 34861, Page 809, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of

Salt Lake City, UT 84119. Telephone Number: 888-818-0032. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. U.S. BANK N.A., AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN ALTERNATIVE LOAN TRUST 2007-A2 MORTGAGE PASS-THROUGH CERTIFICATES

As Attorney in Fact for CALVERTON DUFFUS TO ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR EVERETT FINANCIAL, INC. DBA SUPREME LENDING, dated December 9, 2016, recorded in Deed Book 34861, Page 809, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of

**NOTICE OF SALE UNDER POWER GWINNETT COUNTY, GEORGIA**

By virtue of a Power of Sale contained in that certain Security Deed from MARIELA G. GIMENEZ to JPMORGAN CHASE BANK, N.A., dated April 25, 2005, recorded May 13, 2005, in Deed Book 42724, Page 215. Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of \$323,000.00, with interest thereon as provided for under the terms of the Security Deed having been last sold, assigned and transferred to DLJ Mortgage Capital, Inc., there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in September, 2023, all property described in said Security Deed including but not limited to the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 129 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 5 OF BLOCK B, EDgewater, UNIT I, PHASE I, AS PER PLAT RECORDED IN PLAT BOOK 50, PAGE 113, GWINNETT COUNTY, GEORGIA RECORDS, WHICH SAID PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF. Said legal description being contained in however the property is more commonly known as 2610 ASHBOURNE DR, LAWRENCEVILLE, GA 30043. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an as-is basis without warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which will be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; liens; encumbrances; restrictions; covenants; and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is MARIELA G. GIMENEZ, or tenants (s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Select Portfolio Servicing, Inc., Loss Mitigation Dept., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119. Telephone Number: 888-818-0032. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 179 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 88, IN FIRST FIELD SUBDIVISION, UNIT I, AS PER PLAT RECORDED IN PLAT BOOK 58, PAGE 213, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. This deed was recorded in Deed Book 58101 Page 583 Gwinnett County, Georgia records; and was last transferred to me acquired by Summit Funding, Inc. conveying the afterdescribed property to secure a Note in the original principal amount of \$30,365.00, 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 September 5, 2023 (being the first Tuesday after the first Monday of said month) unless said property is sold on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: All that tract or parcel of land lying and being in Land Lot 18 of the 7th District, Gwinnett County, Georgia, being Lot 714, Block A, Apalachee Station, Phase I, as per plat recorded in Plat Book 109, pages 196-198, as last recorded in Deed Book 29-31, Gwinnett County, Georgia records, which plats are incorporated herein by reference and made a part hereof. Also known by street and individual identification is the entity of individual who will be selling the property to negotiate, amend and modify all terms of the mortgage instrument. PHH Mortgage Corporation is the entity or individual designated who will be selling the property to negotiate, amend and modify all terms of the mortgage instrument. PHH Mortgage Corporation is the entity or individual designated who will be selling the property to negotiate, amend and modify all terms of the mortgage instrument. PHH Mortgage Corporation is the entity or individual designated who will be selling the property to negotiate, amend and modify all terms of the mortgage instrument. PHH Mortgage Corporation is the entity or individual designated who will be selling the property to negotiate, amend and modify all terms of the mortgage instrument.

**NOTICE OF SALE UNDER POWER GWINNETT COUNTY, GEORGIA**

Pursuant to the Power of Sale contained in a Security Deed given by Charles Rayford to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Summit Funding, Inc., conveying the afterdescribed property to secure a Note in the original principal amount of \$17,720.00. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

even date in the original principal amount of Three Hundred Forty-Three Thousand Six Hundred Sixty and 00/100 dollars (\$343,660.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to myMac Loan Services, LLC, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in October, 2023, all property described in said Security Deed, including but not limited to the following described property:

ALL TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 43 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 19, IN THE 1ST AND 2ND RIDGE PLACE, SUITE 100, PEACHTREE CORNERS, GA 30071. Telephone Number: (877) 813-0992 Case No. SP5-17-00759-33. Ad Run Dates 08/09/2023, 08/16/2023, 08/23/2023, 08/30/2023. <https://www.iosgs.com/property-listing>

**NOTICE OF SALE UNDER POWER GWINNETT COUNTY, GEORGIA**

By virtue of a Power of Sale contained in that certain Security Deed from MARIELA G. GIMENEZ to JPMORGAN CHASE BANK, N.A., dated April 25, 2005, recorded May 13, 2005, in Deed Book 42724, Page 215. Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of \$323,000.00, with interest thereon as provided for under the terms of the Security Deed having been last sold, assigned and transferred to DLJ Mortgage Capital, Inc., there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in September, 2023, all property described in said Security Deed including but not limited to the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 129 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 5 OF BLOCK B, EDgewater, UNIT I, PHASE I, AS PER PLAT RECORDED IN PLAT BOOK 50, PAGE 113, GWINNETT COUNTY, GEORGIA RECORDS, WHICH SAID PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF. Said legal description being contained in however the property is more commonly known as 2610 ASHBOURNE DR, LAWRENCEVILLE, GA 30043. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an as-is basis without warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which will be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; liens; encumbrances; restrictions; covenants; and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is MARIELA G. GIMENEZ, or tenants (s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Select Portfolio Servicing, Inc., Loss Mitigation Dept., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119. Telephone Number: 888-818-0032. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 179 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 88, IN FIRST FIELD SUBDIVISION, UNIT I, AS PER PLAT RECORDED IN PLAT BOOK 58, PAGE 213, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. This deed was recorded in Deed Book 58101 Page 583 Gwinnett County, Georgia records; and was last transferred to me acquired by Summit Funding, Inc. conveying the afterdescribed property to secure a Note in the original principal amount of \$17,720.00. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

**NOTICE OF SALE UNDER POWER GWINNETT COUNTY, GEORGIA**

Pursuant to the Power of Sale contained in a Security Deed given by Charles Rayford to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Summit Funding, Inc., conveying the afterdescribed property to secure a Note in the original principal amount of \$30,365.00, 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 September 5, 2023 (being the first Tuesday after the first Monday of said month) unless said property is sold on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: All that tract or parcel of land lying and being in Land Lot 18 of the 7th District, Gwinnett County, Georgia, being Lot 714, Block A, Apalachee Station, Phase I, as per plat recorded in Plat Book 109, pages 196-198, as last recorded in Deed Book 29-31, Gwinnett County, Georgia records, which plats are incorporated herein by reference and made a part hereof. Also known by street and individual identification is the entity of individual who will be selling the property to negotiate, amend and modify all terms of the mortgage instrument. PHH Mortgage Corporation is the entity or individual designated who will be selling the property to negotiate, amend and modify all terms of the mortgage instrument. PHH Mortgage Corporation is the entity or individual designated who will be selling the property to negotiate, amend and modify all terms of the mortgage instrument. PHH Mortgage Corporation is the entity or individual designated who will be selling the property to negotiate, amend and modify all terms of the mortgage instrument. PHH Mortgage Corporation is the entity or individual designated who will be selling the property to negotiate, amend and modify all terms of the mortgage instrument.

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

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

**NOTICE OF SALE UNDER POWER GWINNETT COUNTY, GEORGIA**

Under and by virtue of the Power of Sale contained in a Security Deed given by Cynthia H. Davies and Emma E. Akoiade to Mortgage Electronic Registration Systems, Inc., as nominee for SunTrust Mortgage, Inc. d/b/a Sun America Mortgage, dated February 5, 2010, in Deed Book 37045, Page 2, Gwinnett County, Georgia Records, as last transferred to Wilmington Trust, National Association, as Successor Indenture Trustee to Citibank N.A., as Indenture Trustee for the SAC 1 Trust 2006-8, Mortgage-Backed Notes, Series 2006-8, conveying the after-described property to secure a Note in the original principal amount of \$29,430.00, 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 September 5, 2023 (being the first Tuesday after the first Monday of said month) unless said property is sold on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

**NOTICE OF SALE UNDER POWER GWINNETT COUNTY, GEORGIA**

Pursuant to the Power of Sale contained in a Security Deed given by Mario A. Hernandez to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Just Mortgage Inc., its successors and assigns dated and recorded in Deed Book 46428 Page 810 Gwinnett County, Georgia records; as last transferred to or acquired by Wilmington Trust, National Association, as Successor Indenture Trustee to Citibank, N.A., as Indenture Trustee for the SAC 1 Trust 2006-8, Mortgage-Backed Notes, Series 2006-8, conveying the after-described property to secure a Note in the original principal amount of \$29,430.00, 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 September 5, 2023 (being the first Tuesday after the first Monday of said month) unless said property is sold on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

**NOTICE OF SALE UNDER POWER GWINNETT COUNTY, GEORGIA**

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

**NOTICE OF SALE UNDER POWER GWINNETT COUNTY, GEORGIA**

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Select Portfolio Servicing, Inc., Loss Mitigation Dept., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119. Telephone Number: 888-818-0032. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 179 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 88, IN FIRST FIELD SUBDIVISION, UNIT I, AS PER PLAT RECORDED IN PLAT BOOK 58, PAGE 213, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. This deed was recorded in Deed Book 58101 Page 583 Gwinnett County, Georgia records; and was last transferred to me acquired by Summit Funding, Inc. conveying the afterdescribed property to secure a Note in the original principal amount of \$17,720.00. 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

standing ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills which constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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

**NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA**

Under and by virtue of the Power of Sale contained in a Security Deed given by Cynthia H. Davies and Emma E. Akoiade to Mortgage Electronic Registration Systems, Inc., as nominee for SunTrust Mortgage, Inc. d/b/a Sun America Mortgage, dated February 5, 2010, in Deed Book 37045, Page 2, Gwinnett County, Georgia Records, as last transferred to Wilmington Trust, National Association, as Successor Indenture Trustee to Citibank N.A., as Indenture Trustee for the SAC 1 Trust 2006-8, Mortgage-Backed Notes, Series 2006-8, conveying the after-described property to secure a Note in the original principal amount of \$29,430.00, 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 September 5, 2023, the following described property:

All that tract or parcel of land lying and being in Land Lot 246 of the 5th District, Gwinnett County, Georgia, being Lot 21, Block 1, Crestside Estates, Unit 3, as per plat recorded in Plat Book 97, page 82-84, which plat is incorporated herein by reference and made a part of this description. Said property will be sold 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 September 5, 2023, the following described property:

**NOTICE OF SALE UNDER POWER GWINNETT COUNTY, GEORGIA**

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

**NOTICE OF SALE UNDER POWER GWINNETT COUNTY, GEORGIA**

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

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given by James D Pollari to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Rocket Mortgage, LLC f/k/a Quicken Loans, LLC, its successors and assigns, dated October 12, 2021, recorded in Deed Book 59327, Page 16, Gwinnett County, Georgia Records, as last transferred to Rocket Mortgage, LLC f/k/a Quicken Loans, LLC by deed recorded in Deed Book 60678, Page 876, Gwinnett County, Georgia Records, conveying the afterdescribed property to secure a Note in the original principal amount of TWO HUNDRED THIRTY-EIGHT THOUSAND AND 00/100 DOLLARS (\$238,000.00), 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 alternate, within the legal hours of sale on the first Tuesday in September, 2023, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 129 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 5 OF BLOCK B, EDgewater, UNIT I, PHASE I, AS PER PLAT RECORDED IN PLAT BOOK 50, PAGE 113, GWINNETT COUNTY RECORDS, WHICH SAID PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF. This deed was recorded in Deed Book 50101 Page 113 Gwinnett County, Georgia records; and was last transferred to me acquired by Summit Funding, Inc. conveying the afterdescribed property to secure a Note in the original principal amount of \$30,365.00, 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 September 5, 2023 (being the first Tuesday after the first Monday of said month) unless said property is sold on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 74 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 1 OF BLOCK B, HAMPshire Hills Subdivision, Unit II, AS PER PLAT RECORDED IN PLAT BOOK 126, PAGE 126, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. Said property 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 alternate, within the legal hours of sale on the first Tuesday in September, 2023, the following described property:

**NOTICE OF SALE UNDER POWER GWINNETT COUNTY, GEORGIA**

Under and by virtue of the Power of Sale contained in a Security Deed given by Cynthia H. Davies and Emma E. Akoiade to Mortgage Electronic Registration Systems, Inc., as nominee for SunTrust Mortgage, Inc. d/b/a Sun America Mortgage, dated February 5, 2010, in Deed Book 37045, Page 2, Gwinnett County, Georgia Records, as last transferred to Wilmington Trust, National Association, as Successor Indenture Trustee to Citibank N.A., as Indenture Trustee for the SAC 1 Trust 2006-8, Mortgage-Backed Notes, Series 2006-8, conveying the after-described property to secure a Note in the original principal amount of \$29,430.00, 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 September 5, 2023, the following described property:

**NOTICE OF SALE UNDER POWER GWINNETT COUNTY, GEORGIA**

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

**NOTICE OF SALE UNDER POWER GWINNETT COUNTY, GEORGIA**

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

9075 Foreclosures

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

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**NOTICE OF SALE UNDER POWER GWINNETT COUNTY, GEORGIA**

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

**NOTICE OF SALE UNDER POWER GWINNETT COUNTY, GEORGIA**

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

**NOTICE OF SALE UNDER POWER GWINNETT COUNTY, GEORGIA**

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

9075 Foreclosures

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 this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior