Foreclosures

9075 Foreclosures 211 Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA 30346 (770) 220-2535

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(770) 220-2535 https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY IN-FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. 07/26/2023 08/09/2023 08/14/2023 08/14/2023



Gpn11 gdp3974 NOTICE OF FORECLO-SURE SALE UNDER POWER GWIEN GWINNETT COUNTY,

GEORGIA Under and by virtue of the Power of Sale con-tained in a Security Deed

tained in a Security Deed given by Top Designs Group, LLC by member Richard Walker to NVestor Funding, Inc., dated March 23, 2022, and recorded in Deed Book 59813, Page 00306, Gwinnett County, Geor-gia Records, conveying the after-described prop-erty to secure a Note in the after-described prop-erty to secure a Note in the original principal amount of Three Hun-dred Thirty-Nine Thou-sand Five Hundred and 0/100 dollars (\$339,500.00), with inter-est thereon as set forth therein, there will be sold at public outry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, within the legal hours of sale on September 5, 2023, the September 5, 2023, the following described prop-

survey and inspection of the property, any assess-ments, liens, encum-brances, zoning ordina-nances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the under-signed, the party in poserty: All that tract or parcel of land lying and being in Land Lot 74 of the 6th District of Gwinnett County, Georgia, and be-ing more particularly de-scribed as follows: Beginning at an iron pin and belief of the under-signed, the party in pos-session of the property is Phillip E. Mann or ten-ant(s); and said property

Ing more particularly de-scribed as follows: Beginning at an iron pin located at the northwest-erly corner of Lot 1, Block "B", Lincolnshire Estates, Unit One, as recorded in Plat Book "V", Page 40, Gwinnett County, Georgia records, (said plat is hereby in-corporated herein by ref-erence); thence running northeasterly along the line of said Lincolnshire Estates Subdivision, a distance of 1,338.4 feet to a point. Thence running northwesterly a distance of 133.02 feet to a point; thence running south 60 degrees 38 minutes west a distance of 1,338.5 feet to a point; thence run-ning southeasterly a dis-tance of 155.64 feet to an iron pin at the point of hearinging

tance of 155.64 feet to an iron pin at the point of beginning. Tax 1D#: R6074-012 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 Monte and Security Deed. The debt remaining in Atlanta, GA 30341 404-789-2661 B&S file no.: 22-18116 08/09/2023 08/16/2023 08/23/2023

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, includ-ing attorneys fees (notice of intent to collect attor-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 law to do so) is: Nvestor Funding, Inc they can be contacted at (480) 369-9351 for Loss Mitigation Dept, or by writing to 40 W Baseline Rd Ste 206, Tempe, AZ 85283, to dis-cuss possible alternatives to avoid foreclosure. given).

cuss possible alternatives to avoid foreclosure. 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), any mat-ters which might be dis-closed by an accurate survey and inspection of the property, any assess. the property, any assess ments, liens, encum-brances, zoning ordi-nances, restrictions,

Foreclosures 9075 Salt Lake City, UT 84119, Telephone Number: 888-818-6032. Nothing in O.C.G.A. Section 44-14-MINISTER DRIVE AC-CORDING TO THE PRESENT SYSTEM OF NUMBERING PROPER-TY IN GWINNETT COUNTY, GEORGIA.

0.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 TY 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 Mote and Security Deed. The debt remaining in default, this sale will be made for the purpose of his sale, as provided in Security Deed and by law, includ-ing attorneys fees (notice of intent to collect attor-neys fees having been given). The entity having full au-thority to negotiate. TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN AL-

THE J.P. MORGAN AL-TERNATIVE LOAN TRUST 2007-A2 MORT-GAGE PASS-THROUGH CERTIFICATES as Attorney in Fact for CALVERTON DUFFUS THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY IN-

DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY IN-FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. The entity having full au-thority to negotiate, amend or modify all terms of the loan (al-though not required by law to do so) is: PHH Mortgage Corporation they can be contacted at 1-800-750-2518 for Loss Mitigation Dept, or by writing to 1661 Worthing-ton Rd., Ste. 100, West Palm Beach, Florida 33409, to discuss possible alternatives to avoid foreclosure. POSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071

Telephone Number: (877) 813-0992 Case No. SPS-17-00759-33

Ad Run Dates 08/09/2023, 08/16/2023, 08/23/2023, 08/30/2023 rlselaw.com/property-

listing 08/09/2023 08/16/2023 08/23/2023

08/30/2023 Gpn11

alternatives to avoid foreclosure. 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), any mat-ters which might be dis-closed by an accurate survey and inspection of the property, any assessgdp3981 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY virtue of a Power of

COUNTY By virtue of a Power of Sale contained in that certain Security Deed from MARIELA G. GIMENEZ to JPMOR. GAN 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 Three Hundred Twen-ty-Three Thousand and 00/100 dollars (\$232,000.00), with inter-est thereon as provided for therein, said Security Deed having been lost ferred to DLJ Mortgage Capital, Inc., there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, with-in the legal hours of sale on the first Tuesday in dollars ant(s); and said property is more commonly known as 1143 S Minister Dr, Tucker, GA 30084. The sale will be conduct-ed subject to (1) confir-mation 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-tion or other lien not ex-tinguished by foreclo-sure.

PHH Mortgage Corpora-tion as Attorney in Fact for Phillip E. Mann. Brock & Scott, PLLC 4360 Chamblee Dun-woody Road County Courthouse, with-in the legal hours of sale on the first Tuesday in September, 2023, all property described in said Security Deed in-cluding but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LY ING AND BEING IN LAND LOT 129 OF THE TH DISTRICT, GWIN-NETT COUNTY, GEOR-GIA, BEING LOT 5 OF BLOCK B, EDGEWA-TER, UNIT I, PHASE I, AS PER PLAT RECORDED IN PLAT SOOK 50, PAGE 113, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCOR-PORATED HEREIN AND MADE A PART HEREOF. Said legal description be-ing controlling, however

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Suite 310

08/30/2023 Gpn11 gdp3980 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Security Deed from CALVERTON DUFFUS to MORT-GAGE ELECTRONIC REGISTRATION SYS-TEMS, INC. AS NOMI-NEE FOR IST MARINER BANK, dated January 9, 2007, recorded January 18, 2007, in Deed Book 47487, Page 0143, Gwinnett County, Geor-gia Records, said Securi-ty Deed having been giv-en to secure a Note of even date in the original principal amount of One Hundred Ninety-Six Thousand and 00/100 dol-lars (\$196,000.00), with interest thereon as pro-vided for therein, said Security Deed having been last sold, assigned and transferred to U.S. Bank N.A., as trustee, on behalf of the holders of the J.P. Morgan Alterna-tive Loan Trust 2007-A2 ing controlling, however the property is more commonly known as 2610 ASHBOURNE DR,

ASHBOURNE DR, LAWRENCEVILLE, GA 3043. The indebtedness se-cured by said Security Deed has been and is hereby declared due be-cause of default under the terms of said Securi-ty Deed. The indebted-ness remaining in de-fault, this sale will be made for the purpose of paying the same, all ex-penses of the sale, in-cluding attorneys fees cluding attorneys fees (notice to collect same having been given) and all other payments pro-vided for under the terms of the Security Deed. tive Loan Trust 2007-A2 Mortgage Pass-Through Mortgage Pass-Through Certificates, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, with-in the legal hours of sole on the first Tuesday in September, 2023, all property described in cluding but not limited to the following described property: Said property will be sold on an as-is basis without any representation, war-ranty 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 re-demption of any taxing undersigned. the following described property: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 17 OF THE TTH DISTRICT, GWIN-NETT COUNTY, BEING, LOT 26, BLOCK A, PEACHTREE SHOALS SUBDIVISION, AS PER PLAT RECORDED IN demption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the properinspection of the proper-ty; all zoning assessments; liens; en-cumbrances; restric-tions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowl-edge and belief of the un-dersigned, the owner and party in possession of the property is MARIELA G. GIMENEZ, or tenants (s). SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 103, PAGE 199 IN THE OLFFICE OF THE CLERK OF SUPE-RIOR COURT OF GWIN-NETT COUNTY, WHICH RECORDED PLAT IS INCORPORATED HEPEIN BY PEFED RECORDED PLAT IS INCORPORATED HEREIN BY REFER-ENCE AND MADE A PART OF THIS DE-SCRIPTION. SAID PROPERTY ALSO KNOWN AS 2166 PEACH SHOALS CIRCLE, DAC-ULA, GA 30019. Said legai description be-ing controlling, however the property is more commonly known as 2166 PEACH SHOALS CIR-CLE, DACULA, GA 30019. The indebtedness se-cured by said Security Deed has been and is hereby declared due be-cause of default under the terms of said Security the roma of said Security (s). The sale will be conduct-ed subject (1) to confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirma-tion and audit of the status of the loan with the holder of the Security holder of the Security Deed. The entity having full au-thority to negotiate, armend or modify all terms of the loan (al-though not required by law to do so) is: Select Portfolio Servicing, Inc., Loss Mitigatian Dept., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, Telephone Number: 888-818-6032. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured to require to negotiate, armend, or modify the terms of the mortgage instrument. the terms of said Securi ty Deed. The indebted ty Deed. The indebted-ness remaining in de-fault, this sale will be made for the purpose of paving the same, all ex-penses of the sale, in-cluding attorneys fees (notice to collect same having been given) and all other payments pro-vided for under the terms of the Security Deed. instrument. DLJ MORTGAGE CAPI-TAL, INC. Deed. Said property will be sold TAL, INC. as Attorney in Fact for MARIELA G. GIMENEZ THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY IN-FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. Attorney Contact: Rubin Said property will be sold on an as-is basis without any representation, war-ranty or recourse against the above-named or the undersigned. The sole 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 which are a lien, whether or not now due and payable); the right of re-demption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the proper-ty; all zoning ordinances;

Foreclosures 9075 Foreclosures even date in the original principal amount of Three Hundred Forty Three Thousand Six Hun-Interest thereon as pro-vided for therein, sold Security Deed having been last sold, assigned and transferred to Pen-nyMac Loan Services, LLC, there will be sold at public outcry to the high-est bidder for cash at the Gwinnett County Court-house, within the legal hours of sole on the first Tuesday in October, 203, all property described in sold Security Deed property. ALL TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 43 OF THE 5TH DISTRICT OF GWIN-NETT COUNTY, GEOR-RIA, BEING IN LAND LOT 43 OF THE 5TH DISTRICT OF GWIN-NETT COUNTY, GEORGIA, RECORDED IN PLAT BOOK 75, PAGES 265-266, AS REVISED IN PLAT BOOK 75, PAGES 20-201, GWINNETT COUNTY, GEORGIA, RECORDS, WHICH PLAT IS INCORPORAT-ED HEREIN AND MADE A PART HERE OF BY REFERENCE FOR A MORE DE-TAILED DESCRIPTION, AND BEING KNOWN AS 1142 WHITE CLOUD RIDGE ACCORDING TO THE PRESENT SYS-TEM OF NUMBERING TO NADE A PORTY IN GWIN-NET COUNTY, GEOR-CLA

PROPERTY IN GWIN-NET COUNTY, GEOR-GIA Said legal description be-ing controlling, however the property is more commonly known as 1142 WHITE CLOUD RDG, SNELLVILLE, GA 30078. The indebtedness sec-cured by said Security Deed has been and is hereby declared due be-cause of default under the terms of said Security Deed. The indebted-ness remaining in de-fault, this sale will be made for the purpose of paying the same, all ex-penses of the sale, in-cluding attorneys fees (natice to collect same having been given) and all other payments pro-vided for under the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, war-ranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which

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 re-demption of any taxing authority; matters which would be disclosed by an inspection of the proper-ty; all zoning ordinances; reservements: liens: an ty; all ordinances; assessments; liens; en-metric and

assessments; liens; en-cumbrances; restric-tions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowl-edge and belief of the un-dersigned, the owner and party in possession of the property is CRYSTAL JENKINS, MARVIS JENKINS, or tenants(s). The sale will be conduct-ed subject (1) to confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirma-tion and audit of the sta-tus of the loan with the holder of the Security Deed. Deed.

holder of the Security Deed. The entity having full au-thority to negotiate, amend or modify all terms of the loan (al-though not required by law to do so) is: Penny-Mac Loan Services, LLC, Loss Mitigation Dept., Jo43 Townsgate Road Suite 200, Westlake Vil-lage, CA 91361, Tele-phone Number: 1-866-549-3583. Nothing in O.C.G.A. Section 44-14-162. shall be construed to require a secured creditor to nego-tiate, amend, or modify the terms of the mort-agge instrument. PENNYMAC LOAN SERVICES, LLC

Foreclosures 9075 Deed and by law, including attorneys fees (notice of intent to collect attor-neys fees having been arys fees having been given). Said property is com-monly known as 810 Val-la Crucis Lane, Dacula, GA 30019 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in prosession of the subject property is (are); property is (are): Charles M Rayford and

Joy N. Andrews or ten-ant or tenants. PHH Mortgage Corpora-PHH Mortgage Corpora-tion is the entity or indi-vidual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. PHH Mortgage Corpora-tion 1661 Worthington Rd Suite 100 West Palm Beach, FL 33409 (800) 750-2518 Note, however, that such

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Deducti, rec sales (ecc), 750-2518 Note, however, that such entity or individual is not required by law to nego-tiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any out-standing ad valorem tax-es (including taxes which are a lien, but not yet due and payable), (b) un-paid water or sewage due and payable), (b) un-paid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption 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,

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-ed subject to (1) confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirma-tion and audit of the sta-tus of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures re-garding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclo-sure documents may not

Georgia, the Deed Under Power and other foreclo-sure documents may not be provided until final confirmation and audit of the status of the Ioan as provided immediately above. Summit Funding, Inc. as

Gove. Summit Funding, Inc. as agent and Attorney in Fact for Charles Rayford Aldridge Pite, LLP, Six Piedmont Road, N.E., Suite 700, Atlanta, Geor-gia 30305, (404) 994-7400. 1017-6229A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COL-LECT A DEBT. ANY IN-FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. 1017-6229A 08/08/2023, 08/36/2023, 08/23/2023, 08/36/2023, 08/23/2023.

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NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY Pursuant to the Power of Sale contained in a Secu-rity Deed given by Mario A. Hernandez to Mort-gage Electronic Regis-tration Systems, Inc., as grantee, as nominee for Just Mortgage Inc., its successors and assigns dated 3/31/2006 and recorded in Deed Book 46428 Page 810 Gwinnett County, Georgia records; as last transferred to or acquired by Wilmington Trust, National Associa-tion, as Successor Inden-ture Trustee to Citibank, N.A. as Indenture Truste for the SACO I Truste 2006-8, Mortgage-Backed Notes, Series 2006-8, conveying the of-fer-described property to secure a Note in the orig-inal principal amount of \$29,430.00, with interest at the rate specified therein, there will be sold by the undersigned of public outcry to the highest bidder for cash before the 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 of said month unless said date falls on a Federal Holiday, in which case being the first Wednes-

Foreclosures 9075 standing ad valorem tax-es (including taxes which are a lien, but not yet due and payable), (b) un-

due and payaber, fo) reservage bills that constitute a lien against the property whether due and payable or not vet 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-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-ed subject to (1) confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirma-tion and audit of the sale is not prohibited under the U.S. Bankruptcy Code; und (2) final confirma-tion and audit of the sale is not prohibited under the Ded. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures re-garding the rescission of iudicial and non-iudicial sales in the State of Georgia, the Deed Under Power and other foreclo-sure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. Wilmington Trust, Na as Indenture Trustee for the SACO I Trust 2006-8, Kortgage-Backed Notes, Series 2006-8 as agent and Attorney in Fact for Mario A. Hernandez Aldridge Pite, LLP, Six Piedmont Center, 3252 Piedmont Road, N.E., Svite 700, Atlanto, Geor

gia 30305, (404) 994-7400. 1017-6286A

910 30303, (404) ////// 1017-6286A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COL-LECT A DEBT. ANY IN-FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. 1017-6286A 08/09/2023, 08/16/2023,

Akolede to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for SunTrust Mortgage, Inc. db/a Sun America Mort-gage, dated February 5, 2004, and recorded in Deed Book 37045, Page 2, Gwinnett County, Geor-gia Records, as last transferred to Wilming-ton Savings Fund Soci-ety, FSB, db/a Chris-tiana Trust, not individu-ally but as trustee for Pretium Mortgage Ac-quisition Trust by assign-ment recorded on March 7, 2016 in Book 54141 Page 534 in the Office of the Clerk of Superior Court of Gwinnett Coun-ty, Georgia Records, conveying the after-de-scribed property to se-cure a Note in the origi-nal principal amount of One Hundred Seventy-Six Thousand Two Hundred and 0/100 dollars (\$176,000.00), with inter-est thereon as set forth therein, there will be sold at public outry to the highest bidder for

the highest bidder for cash before the court-house door of Gwinnett County, Georgia, within the legal hours of sale on September 5, 2023, the following described prop-

erfy: All that tract or parcel of land lying and being in Land Lot 246 of the 5th District, Gwinnett Coun-ty, Georgia, being Lot 21, Block C, formerly Block B, Creekside Estates, Unit 3, as per plat recorded in Plat Book 97, Page 82-84, Gwinnett

given by James D Pollari to Mortgage Electronic Registration Systems to Mortgage Electronic Registration Systems, Inc., as grantee, as nomi-nee for Rocket Mort-gage, LLC FKA Quicken Loans, LLC, its succes-sors and assigns, dated October 12, 2021, record-ed in Deed Book 59327, Page 16, Gwinnett Coun-ty, Georgia Records, as last transferred to Rock-et Mortgage, LLC f/k/a Quicken Loans, LLC by assignment recorded in Deed Book 606/78, Page 876, Gwinnett County, Georgia Records, con-veving the after-de-scribed property to se-cure a Note in the origi-nal principal amount of TWO HUNDRED THIR TY-EIGHT THOUSAND AND 0/100 DOLLARS (\$238,000.0), with inter-est thereon as set forth therein there will be (\$238,000.00), 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 alternative, within the le-gal hours of sale on the first Tuesday in Septem-ber, 2023, the following described property:

ber, 2023, the following described property: SEE EXHIBIT A AT-TACHED 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, includ-ing attorney's fees (no-tice pursuant to O.C.G.A. § 13-1-11 having been give en).

§ 13-1-11 having been giv-en). 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 closed by an accurate survey and inspection of clused by diffecturate survey and inspection of the property, any assess-ments, liens, encum-brances, zoning ordi-nances, restrictions, covenants, and any mat-ters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis with-out any representation, warranty or recourse against the above-named or the undersigned. Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans, LLC fis the holder of the Secu-rity Deed to the property in accordance with OCGA § 44-14-162.2. 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: Rock-et Mortgage, LLC, 1050 Woodward Avenue, De-troit, MI 48226, 734-805-7125.

7125. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

the loan. To the best knowledge and belief of the under-signed, the party in pos-session of the property is James D Pollari or a ten-ant or tenants and said property is more com-monly known as 1612 Cregon Ct. Lawrenceville, Georgia 30043. Should a conflict arise between the prop-erty address and the leg-gal description the legal description will control. The sale will be conduct-ed subject (1) to confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirma-tion and audit of the sta-tus of the loan with the holder of the security deed. Packet Mortgage, LLC as Attorney in Fact for Chonfong Paul Yang McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 88, 7TH DIS-TRICT, GWINNETT COUNTY, GEORGIA, BEING KNOWN AS LOT 28, BLOCK A, WEST-OVER SUBDIVISION, INIT II, AS PER PLAT line.net

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC as Attorney in Fo James D Pollari McCalla Raymer Leibert Pierce, LLC Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-line.net EXHIBIT A Tax Id Number(s): R7060 258

SEE EXHIBIT A AT-TACHED HERETO AND MADE A PART HERE-The debt secured by said

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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, 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 subject to any outstand-

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Note and said Security Deed. The debt remain-ing in default, this sale will be made for the pur-

will be indue to the poin-pose of paying the same and all expenses of sale, including attorneys fees (notice of intent to col-lect attorneys fees hav-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, liens, encumbrances, zoning ordinances, re-strictions, covenants, and matters of record superi-or to the Security Deed first set out above. Said sale will be conduct-ed subject to the follow-ing; (1) confirmation that the sale is not pro-hibited under the ULS. Bankrupty Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. The name, address, and telephone number of the individual or entity who has full authority to ne-gotiate, amend, and mod-ify all terms of the mort-age is a sofolows: BSI Financial Services. en). Said property will be sold subject to any outstand-ling 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 ascess-ments, liens, encum-brances, zoning ordi-nances, restrictions, covenants, and any mat-ters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis with-out any representation, warranty or recourse gagainst the above-named or the undersigned.

against the above-named or the undersigned. First Franklin Mortgage Loan Asset-Backed Cer-tificates, Series 2007-FFC, U.S. Bank National Association, as Trustee, successor in interest to Bank of America, N.A., as Trustee, successor by merger to LaSalle Bank National Association, as Trustee

merger to LaSalle Bank National Association, as Trustee is the holder of the Secu-rity 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: Spe-cialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Vil-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 knowledge and belief of the under-signed, the party in pos-session of the property is Chonfong Paul Yang or a

Gpn11 Chonfong Paul Yang or a tenant or tenants and said property is more

4200 Regent Blvd., Suite B200

gdp4041 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY Pursuant to the Power of Sale contained in a Secu-rity Deed given by Debo-rah D Bryant to Navy Federal Credit Union dated 7/20/2017 and recorded in Deed Book 5287 Page 0854 Gwinnett County, Georgia records; as last transferred to o acquired by Navy Feder-al Credit Union, convey-ing the afterdescribed property to secure a Note in the original prin-cipal amount of \$147,200.00, 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 of said month unless said date falls on a Federal Holiday, in which case being the first Wednes-day of said month, hte following described prop-erty. tenant or tenants and said property is more commonly known as 1825 Abinger Ln. Lawrenceville, Georgia 30043. Should a conflict drise between the prop-erty address and the le-gal description the legal description will control. The sale will be conduct-ed subject (1) to confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirma-tion and audit of the sta-tus of the loan with the holder of the security deed. First Franklin Mortgage Loan Asset-Backed Cer-tificates, Series 2007-FFC, U.S. Bank National Association, as Trustee, successor in interest to Bank of America, N.A., as Trustee, successor by merger to LaSalle Bank National Association, as Trustee as Attorney in Fact for

following described prop-erty: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 70 OF THE TTH DISTRICT, GWIN-NETT COUNTY, GEOR-GIA, BEING LOT 59, BLOCK B, PRESTON-WOOD SUBDIVISION, UNIT III, AS PER PLAT RECORDED IN PLAT RECORDED IN PLAT RECORDED IN PLAT RECORDED IN PLAT BOOK 51, PAGE 1,

08/23/2023, 08/30/2023. Gpn11 gdp4031 NOTICE OF FORECLO-SURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA Under and by virtue of the Power of Sale con-tained in a Security Deed given by Cynthia H. Davies and Emma E. Akoiede to Mortgage Electronic Registration Systems, Inc., as

nances, restrictions, covenants, and matters of record superior to the Security Deed first set out dove. To the best knowledge and belief of the under-signed, the party in pos-session of the property is Top Design Group. LLC Top Design Group, LLC or tenant(s); and said property is more com-monly known as 1552 Todd Lane, Lilburn, GA 30047.

30047. The sale will be conduct-ed subject to (1) confir-mation 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 redemp-tion or other lien not ex-tinguished by foreclo-

sure. Nvestor Funding, Inc. as Attorney in Fact for Top Designs Group, LLC by member Richard Walk-

er. Brock & Scott, PLLC 4360 Chamblee Dun-4360 Chamblee D woody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 23-07830 08/16/2023 08/23/2023 08/30/2023

gdp3975 NOTICE OF FORECLO-SURE SALE UNDER POWER GWINNETT Gpn11

POWER GWINNETT COUNTY, GEORGIA Under and by virtue of the Power of Sale con-Under and by virtue of the Power of Sale con-tained in a Security Deed given by Phillip E. Mann to Mortgage Electronic Registration Systems, Inc., as grantee, as nomi-nee for Mid-Atlantic Fi-nancial Services Inc., dated March 12, 2009, and recorded in Deed Book 49357, Page 736, Gwinnett County, Geor-gia Records, as las transferred to PHH Mortgage Corporation by assignment recorded on October 4, 2019 in Book 56931 Page 193 in the Of-fice of the Clerk of Supefice of the Clerk of Supe-rior Court of Gwinnett rior Courty, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Eighty-Nine Thousand Nine Hundred Fourteen and 0/100 dollars and 0/100 dollars (\$89,914.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courtry house door of Gwinnett County, Georgia, within the legal hours of sale on September 5, 2023, the following described pron-

following described prop-ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 167 OF THE LAND LOT 167 OF THE 6TH DISTRICT, GWIN-NETT COUNTY, GEOR-GIA, BEING LOT 9, BLOCK C, HAMPSHIRE HILLS SUBDIVISION, UNIT III, AS PER PLAT RECORDED IN PLAT BOOK Q, PAGE 69-A, GWINNET COUNTY, GEORGIA RECORDS, WHICH RECORDED GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORAT-ED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION. SAID PROPERTY BEING KNOWN AS 1143 SOUTH POSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. SPS-23-00281-2

ty; all zoning ordinances; assessments; liens; en-cumbrances; restric-tions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowl-edge and belief of the un-dersigned, the owner and party in possession of the property is CALVERTON DUFFUS, SUZETTE M. BECKFORD-DUFFUS, or tenants(s). Ad Run Dates 08/09/2023, 08/16/2023, 08/30/2023 08/23/2023

rlselaw.com/propertylisting

Gpn11

or tenants(s). The sale will be conduct-

The safe will be conduct-ed subject (1) to confir-mation that the safe is not prohibited under the U.S. Bankruptcy Code and (2) to final confirma-tion and audit of the sta-tus of the loan with the holder of the Security Deed

Deed.

Deed. The entity having full au-thority to negotiate, amend or modify all terms of the loan (al-though not required by law to do so) is: Select Portfolio Servicing, Inc., Loss Mitigation Dept., 3217 S. Decker Lake Dr.,

Gpn11 gdp3982 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY

GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Security Deed from CRYSTAL JENK-INS and MARVIS JENK-INS and MARVIS JENK-INS of MARVIS JENK-INS AND ARAVIS JENK-INS AND AND AND AND ELECTRONIC REGIS-TRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR EV-ERETT FINANCIAL, INC DBA SUPREME LENDING, dated De-Cember 9, 2016, recorded January 11, 2017, in Deed January 11, 2017, in Deed Book 54861, Page 809, Gwinnett County, Geor-gia Records, said Securi-ty Deed having been giv-en to secure a Note of

PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for CRYSTAL JENKINS, MARVIS JENKINS MARVIS JENKINS THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY IN-FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071

 JUU/1
 Number:

 Telephone
 Number:

 (877)
 813-0992
 Case

 NO
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Gpn11 gdp4027 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY Pursuant to the Power of Sale contained in a Secu-rity Deed given by Charles Rayford to Mort-gage Electronic Regis-trotion Systems, Inc., as grantee, as nominee for Summit Funding, Inc., its successors and as-signs dated 10/13/2020 and recorded in Deed Book signs dated 10/13/2020 and recorded in Deed Book 58101 Page 583 Gwinnett County, Georgia records; as last transferred to or acquired by Summit Funding, Inc., conveying the afterdescribed prop-erty to secure a Note in the original principal amount of \$375,365.00, with interest at the rate specified therein, there with interest at the rate specified therein, there will be sold by the under-signed at public outrry to the highest bidder for cash before the Court-house door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on September 5, 2023 Within the legal hours of sale on September 5, 2023 (being the first Tuesday of said month unless said date fails on a Federal Holiday, in which case being the first Wednes-day of said month), the following described prop-erty:

All that tract or parcel of land lying and being in Land Lot 18 of the 7th District, Gwinnett Coun-ty Coercie being Lat 14 District, Gwinnett Coun-ty, Georgia, being Lot 14, Block A, Apalachee Sta-tion, Phase I, as per plat recorded in Plat Book 109, Pages 196-198, last revised in Plat Book 120, Pages 29-31, Gwinnett County, Georgia records, which plats are incorpo-rated herein by refer-ence and made a part hereof. ence and made a part hereof. Also known by street and number 810 Valla Crucis Lane, Dacula, GA 30019. 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 poving the same and ale, as provided in the Security

diloving described prop-erty: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 179 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 88, BLOCK "A", COP-PERFIELD SUBDIVI-SION, UNIT I, AS PER PLAT RECORDED IN PLAT BOOK 58, PAGE 213, GWINNETT COUN-TY, GEORGIA NECORDS, WHICH PLAT IS INCORPORAT-ED HEREIN BY REF-ENENCE AND MADE ERENCE AND MADE A PART OF THIS DE-SCRIPTION.

SCRIPTION. This foreclosure is sub-ject to that Security Deed dated March 31, 2006, filed of record April 27, 2006 in Deed Book 46428, Page 785, Gwinnett County, Georgia records, from Mario A. Hernan-dez to Mortgage Elec-tronic Registration Sys-tems, Inc. as nominee for Just Mortgage, Inc., tronic Registration Sys-tems, Inc. as nominee for Just Mortgage, Inc., in the original principal amount of \$117,720.00. 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. Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, includ-ing attorneys fees (notice of intent to collect attor-neys fees having been given).

and another's lees (induces) of intent to collect aftor-neys fees having been monly known as 1185 **Kibbe Circle, Lawrenceville, GA 30044** together with all fixtures and personal property at-tached to and constitut-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): Mario A. Hernandez and Saida R. Hernandez or tenant or tenants.

Hernandez or tenant or tenants. PHH Mortgage Corpora-tion is the entity or indi-vidual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. PHH Mortgage Corpora-tion 1661 Worthington Rd Suite 100 West Palm

Suite 100 West Palm Beach, FL 33409 (800) 750-2518

750-2518 Note, however, that such entity or individual is not required by law to nego-flate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any out-

Page 82-84, Gwinett County, Georgia Records, which plat is in-corporated herein by ref-erence and made a part of this description. The debt secured by said

Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indobtedness. 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, includ-ing attorneys fees (notice of intent to collect attor-neys fees having been given). The entity having full au-thority to negotiate, amend or modify all terms of the loan (all though not required by

through not required by law to do so) is: Selene Finance they can be con-tacted at (877) 735-3637 for Loss Mitigation Dept, or by writing to 2501

for Loss Mitigation Dept, or by writing to 3300 Olympus Boulevard, 5 th Floor, Suite 500, Coppell, Texas 75019, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), any mat-ters which might be dis-closed by an accurate survey and inspection of the property, any assess-ments, liens, encum-brances, zoning ordi-nances, and matters covenants, and matters of record superior to the Security Deed first set

Security Deed first set out above. To the best knowledge and belief of the under-signed, the party in pos-session of the property is more commonly known as 1206 Misty Val-ley Court, Lawrenceville, GA 30045. The sale will be conduct-ed subject to (1) confir-mation that the sale is not prohibited under the U.S. Eankruptey Code

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-tion or other lien not ex-tinguished by foreclo-sure.

sure. Wilmington Savings Fund Society, FSB, d/b/a Fund Society, FSB, d/b/a Christiana Trust, not in-dividually but as trustee for Pretium Mortgage Acquisition Trust as At-torney in Fact for Cyn-thia H. Davies and Emma E. Akojede. Brock & Scott, PLLC 4360 Chamblee Dun-woody Road Suite 310 Atlanta, GA 30341

Atlanta, GA 30341 404-789-2661 B&S file no.: 21-01148 08/09/2023 08/16/2023 08/23/2023

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08/30/2023

Genral Sale Con-tained in a Security Deed

PORATED HEREIN AND MADE A PART HEREOF BY REFER-ENCE FOR A MORE DETAILED DESCRIP-TION. TION. Commonly known as: 1612 Cregon Ct, Lawrenceville, GA 30043-6996 THE PROPERTY AD-DRESS AND TAX PAR-CEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOL FLY NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES. MR/i.d 9/5/23 Our file no. 23-11971GA -

FT1 08/09/2023, 08/16/2023, 08/23/2023, 08/30/2023.

Gpn11

gdp4039 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY

GEORGIA, GWINNEII COUNTY Under and by virtue of the Power of Sale con-tained in a Security Deed given by Chonfong Paul Yang to Morfgage Elec-tronic Registration Sys-tems, Inc., as grantee, as nominee for First Ecception Einancial Corp. tems, Inc., as grantee, as pranklin Financial Corp., An Op. Sub. Of MLB&T Co., FSB, its successors and assigns, dated Jan-uary 12, 2007, recorded in Deed Book 47486, Page 639, Gwinnett County, Georgia Records, as last transferred to First Franklin Mortgage Loan Trust, Mortgage Loan Trust, Mortgage Loan Asset-Backed Certifi-cates, Series 2007-FFC, U.S. Bank National Asso-ciation, as Trustee, suctoda do the place as lawfully designated, within the legal hours of sale, on September 05, 2023, the property in said Security Deed and de-scribed as follows: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 273 OF THE THAT TRACT OR PARCEL OF LAND LY-ING AND BEING LOT 13, BLOCK A OF ARBORS AT ROSEBUD SUBDIVI-SION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 126, PAGES 334-00, GWIN-U.S. Bank National Asso-ciation, as Trustee, suc-cessor in interest to Bank of America, N.A., as Trustee, successor by merger to LaSalle Bank National Association, as Trustee by assignment recorded in Deed Book 60674, Page 69, Gwinnett County, Georgia the IN PLAT BOOK 126, PAGES 38-40, GWIN-NETT COUNTY, GEOR-GIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFER-ENCE AND MADE A PAN OF THIS DE-SCRIPTION. Said property being known as: 1852 IVY VIEW WALK LO-GANVILLE, GA 30052 To the best of the under-signeds knowledge, the party or parties in pos-session of said property is/are NAKAIAH ADAMS or tenant(s). County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of FORTY-ONE THOU-SAND AND 0/100 DOL-LARS (\$41,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courtto 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 le-gal hours of sale on the first Tuesday in Septem-ber, 2023, the following described property: is/are NAKAIAH ADAMS 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

BEING KNOWN AS LOI 28, BLOCK A, WEST-OVER SUBDIVISION, UNIT II, AS PER PLAT RECORDED AT PLAT BOOK 57, PAGE 72, GWINNETT COUNTY, GEORGIA RECORDS. SAID PLAT BEING IN-CORPORATED HEREING BY REFERENCE THERETO. SUBJECT TO THAT CERTAIN SECURITY DEED FROM CHON-FONG PAUL YANG TO MORTGAGE ELEC-TRONIC REGISTRA-TION SYSTEMS, INC., AS GRANTEE, AS NOM-INEE FOR FIRST FRANKLIN FINANCIAL CORP., AN OP. SUB. OF MLB&T CO., FSB, ITS SUCCESSORS AND AS-SIGNS, DATED JAN-UARY 12, 2007, AND RECORDED IN DEED BOOK 47486, PAGE 620, GWINNETT COUNTS, MC/chr 9/5/23 Our file no. 23-115236A BOOK 51, PAGE 1 GWINNETT COUNTY GEORGIA RECORDS GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORAT-ED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION. SAID PROPERTY BEING KNOWN AS 1539 LONG-WOOD DRIVE ACCORD-ING TO THE PRESENT SYSTEM OF NUMBER-ING PROPERTY IN GWINNETT COUNTY, GEORGIA The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the manner provided in the manner default, the reduced due because other basible events of default, failure to pay the indebtedness as and in the manner provided in the manner devent beda MR/chr 9/5/23 Our file no. 23-11523GA · FT7 FT7 08/09/2023, 08/16/2023, 08/23/2023, 08/30/2023. BAG972023, 08/14/2023, 08/23/2023, 08/30/2023. GPI11 gdp4040 STATE OF GEORGIA COUNTY OF GWINN-NETT NOTICE OF SALE UN-DER POWER Pursuant to the power of sale contained in the Se-curity Deed executed by NAKAIAH ADAMS to MORTGAGE ELEC-TRONIC REGISTRA-TION SYSTEMS, INC., AS NOMINEE FOR PANORAMA MORT-GAGE GROUP, LLC DBA LEGACY HOME LOANS in the original principal amount of \$348,665.00 dated July 21, 2021 and recorded in Deed Book \$8983, Page 439, Gwinnett County Deed being last trans-ferred to SERVIS ONE, INC. DBA BSI FINAN-CIAL SERVICES IN Deed Book 60702, Page \$35, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Court-house door in said coun-ty, or at such other place as lawfully designated, within the legal hours of

Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, includ-ing attorneys fees (notice of intent to collect attor-neys fees having been given). Said property is com-monly known as 1539 Longwood Drive, Lawrenceville, GA 30043 together with all fixtures

Lawrenceville, GA 3043 together with all fixtures and personal property at-tached to and constitut-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): Deborah D Bryant or tenant or ten-ants.

Bryant or tenant or ten-ants. Navy Federal Credit Union is the entity or in-dividual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. Navy Federal Credit Union Navy Federal Credit Union 820 Folin Lane Vienna, VA 22180-4907 (888) 503-7102 Note, however, that such

4907 (888) 503-7102 Note, however, that such entity or individual is not required by law to nego-tiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any out-standing ad valorem tax-es (including taxes which are a lien, but not yet due and payable), (b) un-paid water or sewage are a lien, but not vet due and payable), (b) un-paid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of 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-nor to the Security Deed first set out above. The sale will be conduct-ed subject to (1) confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirma-tion and audit of the sta-tus of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures re-garding the rescission of