9075 Foreclosures 9075

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 9-13-721, which allows for The sale will be conduct

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 be provided until final confirmation and audit of the status of the loan as provided immediately above. Wilmington Trust, Na-

Wilmington Trust, Na-

UF 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). above. wilimington Trust, Na-tional Association, as Successor Indenture Trustee to Citibank, N.A. as Indenture Trustee for the SACO I Trust 2006-8, Mortgage-Backed Notes, Series 2006-8 as agent and Attorney in Fact for Mario A. Hernandez Aldridge Pite, LLP, Six Piedmont Center, 3225 Piedmont Road, N.E., Suite 700, Atlanta, Geor-gia 30305, (404) 994-7400. 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 08/03/2023, 08/10/2023, 08/23/2023.

Response of the service of the se Gpn11 gdp4031 NOTICE OF FORECLO-SURE SALE UNDER POWER GWUNNE GWINNETT COUNTY,

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 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-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 (\$176,200.00), with inter-est thereap as set forth 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, within the legal hours of sale on September 5, 2023, the following described prop-erty:

Cregon

deed.

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

deed. Rocket Mortgage, LLC f/k/a Quicken Loans, LLC as Attorney in Fact for James D Pollari McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

All that tract or parcel of land lying and being in Land Lot 246 of the 5th District, Gwinnett Coun-Land Lor 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 County, 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 indebtedness as and when due and in the manner provided in the Note and Security Deed.

Roswell, GA 30076 www.foreclosurehot-line.net EXHIBIT A Tax Id R7060 258 R7060 258 Land situated in the County of Gwinnett in the State of GA ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 60 OF THE TTH DISTRICT. OF paying the same and all expenses of this sale, as

Foreclosures 9075 Foreclosures cure a Note in the origi ing attorney's fees (no-tice pursuant to O.C.G.A. § 13-1-11 having been given). Said property will be sold

cure a Note in the origi-nal principal amount of TWO HUNDRED THIR-TY-EIGHT THOUSAND AND 0/100 DOLLARS (\$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: described property: SEE EXHIBIT A AT-TACHED HERETO AND MADE A PART HERE-OF

Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), the right of redemption of any tax-ing authority, any mat-ters which might be dis-closed by an accurate survey and inspection of the property, any assess-ments, liens, encumthe 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. The debt secured by said

against the above-named or the undersigned. First Franklin Mortgage Loan Trust, 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., os Trustee surcessor by as Trustee, successor by 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. The entity to negotiate, amend, and modify all terms of the mortage with the debtor is: Spe-cialized Loan Servicing LC, 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 tenant or tenants and said property is more commonly known as 1825 Abinger La Lawrenceville, Georsia 30043. Should a conflict arise between the prop-erty address and the leg al 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 Loan Asset-Backed Cer-turs franklin Mortage Loan Asset-Backed Cercovenants, and any mat-ters of record including, but not limited to, those superior to the Security Dead 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 fk/a Quicken Loans, LLC is the holder of the Secu-rity Deed to the property in accordance with OCGA § 44-14-162.2. The entity 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. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

tificates, Series 2007-FFC, U.S. Bank National 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 Chonfong Paul Yang McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076

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,

Cregon Ct, Lawrenceville, Georgia 30043. Should a conflict arise between the prop-erty address and the le-gal 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-Roswell, GA 30076 www.foreclosurehot-

Ct.

IS44 OIG ALGUING ROGG Roswell, GA 30076 www.foreclosurehot-line.net EXHIBIT A 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, UNIT II, AS PER PLAT RECORDED AT PLAT BOOK 57, PAGE 72, GWINNETT COUNTY, GEORGIA RECORDS. SUBJECT TO THAT CERTAIN SECURITY DEED FROM CHON-FONG PAUL YANG TO MORTGAGE ELEC-THENETO. 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 SUCCESSORS AND AS-SIGNS, DATED JAN-UARY 12, 2007, AND RECORDED IN DEED BOOK 4746, PAGE 620, GWINNETT COUNTY, GEORGIA RECORDS. MR/cht 9/5/23 Our file no. 23-11523GA -FT7 08/09/2023, 08/30/2023.

Number(s):

ET7 08/09/2023, 08/16/2023, 08/23/2023, 08/30/2023.

Foreclosures 9075 rate survey and inspec-tion of the property; and (4) any assessments, liens, encumbrances,

(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 U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. The name, address, and telephone number of the individual or entity who has full authority to ne-gotiate, amend, and mod-ify all terms of the mort-age is as follows: BSI Financial Services, Inc. 2000 Regent Blyd, Suite

Inc. 4200 Regent Blvd., Suite B200

B200 Irving, TX 75063 800-327-7861 Note that pursuant to O.C.G.A.§ 44-14-162.2, the above individual or enti-ty is not required by law to negotiate, amend, or modify the terms of the mortage modify the terms of the moritgage. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COL-LECT A DEBT. ANY IN-FORMATION OB-TAINED MAY BE USED FOR THAT PURPOSE. SERVIS ONE, INC. DBA BSI FINANCIAL SER-VICES, as Attorney-in-Fact for NAKAIAH ADAMS Robertson, Anschutz,

NAKAIAH ADAMS Robertson, Anschutz, Schneid, Crane & Part-ners, PLLC 13010 Morris Rd. Suite 450 Alpharetta, GA 30004 Phone: 470.321.7112 Firm File No. 23-131721 -DaG

08/09/2023.

Generation of the second secon

day of said month), the following described prop-erfy: 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 BOOK 50, PAGE 55 AND REVISED PLAT RECORDED IN PLAT BOOK 50, PAGE 55 AND REVISED PLAT RECORDED IN PLAT BOOK 51, PAGE 1, 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

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

9075 Foreclosures 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. 2049-172A 08/09/2023, 08/16/2023, 08/23/2023, 08/30/2023.

gdp4049 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT

COUNTY Under and by virtue of the Power of Sale con-tained in a Security Deed given by Maria Camacho to Mortgage Electronic Registration Systems, Inc. as nominee SunTrust Mortgage, Inc. d/A/a Sun America Mortgage, its successors and assigns.

Mortgage, Inc. d/b/a Sun America Mortgage, its successors and assigns, dated July 28, 2006, recorded in Deed Book 46909, Page 733, Gwinnett County, Georgia Records, as last trans-ferred to Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Ac-quisition Trust by assign-ment recorded in Deed Book 56369, Page 457, Gwinnett County, Geor-gia Records, conveying the after-described prop-erty to secure a Note in the original principal amount of TWO HUN-DRED FIFTY-FIVE THOUSAND SIX HUN-DRED AND 0100 DOL-LARS (\$255,600.00), with interest thereon as set LARS (\$255,600.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the le-gal hours of sale on the first Tuesday in Septem-ber, 2023, the following described property: SEE EXHIBIT A AT-TACHED HERETO AND MADE A PART HERE-OF

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 indobtdates 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. fice purpuant to 0.C.G.A. § 13-11 having been giv-en).

s) 13-11 naving 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 ters which might be dis-closed by an accurate survey and inspection of the property, any assess-ments, liens, encum-brances, zoning ordi-nances, restrictions, covenants, and any mat-ters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold

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. Wilminston Savings Fund Society, FSB, d/b/a Christiana Trust, not in-dividually but as trustee for Pretium Mortgage Acquisition Trust is the holder of the security Deed to the property in accordance with OCGA § 441-4162. The entity to negotiate, amend, and modify all terms of the mortgage with the debtor is: Se-lene Finance, 3501 Olym-pus Boulevard, 5th Floor, Suite 500, Dallas, TX 5019, 7136252034. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of

law to negotiate, amend or modify the terms of the loan.

ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 321 OF THE ING AND BEING IN LAND LOT 321 OF THE 4TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 25, BLOCK A, OF PEM-BROOK FARMS, AS PER PLAT RECORDED IN PLAT BOOK 109, PAGE 128-129, GWIN-NETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS INCORPORAT-ED HEREIN AND MADE A PART HERE-OF BY REFERENCE. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and 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 ally atorneys fees (notice of intent to collect ator-neys fees having been given). Said property is com-

of intent to collect attor-neys fees having been given). Said property is com-monly known as 4740 Du-val Point Way SW, Snel-tville, GA 30039 together with all fixtures and per-sonal property, if any. To the best knowledge and belief of the under-signed, the party (or par-ties) in possession of the subject property is (are): Eileen Brown or tenant or tenants. Gregory Funding LLC Sthe entity or individual designated who shall have full authority to ne-gotiate, amend and modi-fy all terms of the mort-gage. Gregory Funding PD Box 230579 Tigard OR 97281 866-712-5698 Note, however, that such entity or individuel cost

866-712-669 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 bills that constitute a lien against the property 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, 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 be provided until final confirmation and audit of against the property whether due and payable

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. U.S. Bank National Asso-ciation, as Indenture Trustee on behalf of and with respect to Aiax Mortgage Loan Trust 2021-G, Mortgage Backed Securities, Series 2021-G as agent and Attorney in Fact for Eileen Brown Aldridge Pite, LLP, Six Piedmont Center, 325 Piedmont Center, 324 Piedmont Center, 325 P

COLLECTOR AT-TEMPTING TO COL-LECT A DEBT. ANY IN-FORMATION OB-

erty is (are): Jermaine Dumas and Bridget Du-mas or tenant or tenants. Fay Servicing, LLC is Fay Servicing, LLC is the entity or individual designated who shall have full authority to ne-gotiate, amend and modi-fy all terms of the mort-

Fay Servicing, LLC P.O. Box 814609 Dallas, TX 75381-4609 1-800-495-7166 Note, however, that such entity or individual is not required by low 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 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 required by law to nego 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, lliens, 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-

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 be provided until final confirmation and audio as provided immediately above.

above. U.S. Bank Trust National Association, not in its in-dividual capacity, but solely as Trustee of LSF9 Master Participation Trust as agent and Attor-ney in Fact for Jermaine Dumas and Bridget Dumas Aldridge Pite, LLP, Six

Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Geor-gia 30305, (404) 994-7400. 1216-3036A 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. 1216-3036A 08/09/2023, 08/30/2023, 08/30/2023.

Gpn11

Gpn11 gdp4109 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY Pursuant to the Power of Sale contained in a Secu-rity Deed given by Susan Gheen Thomas to Mort-gage Electronic Regis-tration Systems, Inc., as grantee, as nominee for MiLend Inc., its succes-sors and assigns dated 4/8/2015 and recorded in Deed Book 53529 Page 131 Gwinnett County, Georgia records; as last transferred to or ac-quired by Finance of America Reverse LLC, conveying the after-de-scribed property to se-cure a Note in the origi-nal principal amount of \$337,500.00, with interest at the rate specified sar, 500.0, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cosh 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 date falls on a Federal Holiday, in which case being the first Wednes-day of said month), the following described prop-erty:

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 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. Finance of America Re-verse LLC as agent and Attorney in Fact for Su-san Gheen Thomas Aldridge Pite, LLP, Six Piedmont Center, 3325 Piedmont Road, N.F.

9075

Foreclosures

Attorney in Fact for Dorothea A. Perry Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Geor-gia 33035, (404) 994-7400. 1154-2200A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COL-LECT A DEBT. ANY IN-FORMATION OB-TAINED WILL BE

FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. 1154-2200A 08/09/2023, 08/16/2023,

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

Gpn11 gdp4111 NOTICE OF FORECLO-SURE SALE UNDER POWER GWIEN GWINNETT COUNTY,

Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Geor-gia 33035, (404) 994-7400. 1823-466A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR AT TEMPTING TO COL-LECT A DEBT. ANY IN-FORMATION OB-LECT A DEBT. ANY IN-FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. 1823-466A 08/09/2023, 08/10/2023, 08/23/2023, 08/30/2023.

Gpn11

gdp4110 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY Pursuant to the Power of Sale contained in a Secu-vity. Doed, eiver by Pursuant to the Power of Sale contained in a Secu-rity Deed given by Dorothea A. Perry to Mortgage Electronic Registration Systems, Inc., as grantee, as nomi-nee for Opteum Finan-cial Services, LLC, its successors and assigns dated 3/31/2006 and recorded in Deed Book 46390 Page 786 Gwinnett County, Georgia records; as last transferred to or acquired by TIAA FSB, conveying the after-de-scribed property to se-cure a Note in the origi-nal principal amount of \$25,390.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other

door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on 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), the following described prop-erty:

day of said month), the following described prop-erty: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOTS 107 AND 108 OF THE 5TH DISTRICT OF GWINNETT COUN-TY, GEORGIA AND BE-ING MORE PARTICU-LARLY DESCRIBED AS BUILDING 17, UNIT 91, SET FORTH ON THAT CONDOMINIUM PLAT FOR TREYMONT AT SUGARLOAF, RECORD-ED AT CONDOMINIUM PLAT BOOK CD4, PAGES 82- 85, AS THEREAFTER VISED FROM TIME TO TIME IN THAT, AS ALSO DESCRIBED IN DECLARATION OF CONDOMINIUMS FOR TREYMONT AT SUG-ARLOAF, A CONDO-MINIUM, RECORDED AT DEED BOOK 45290, PAGE 255, AMENDED IN DEED BOOK 45290, PAGE 783, GWINNETT COUNTY REAL PROP-

IN DEED BOOK 46290, PAGE 783, GWINNETT COUNTY REAL PROP-ERTY RECORDS, AS THEREAFTER AMENDED FROM TIME TO TIME, AS, ALSO SETFORTH IN THAT CONDOMINIUM FLOOR PLANS RECORDED IN THE GWINNETT COUNTY, GEORGIA CONDOMINI-UM FILE FOLDER NO. 4240, AS REVISED UM FILE FOLDER NO. 4240, AS REVISED FROM TIME TO TIME. TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON AR-EAS. REFERENCE 1092 TREYMONT LANE, LAWRENCEVILLE, GA 30045, JOB# 8879177 This sale is made subject to that Security Deed in the amount of \$126,250.00. the amount of \$126,250.00, recorded on 2/7/2012 in Deed Book 51163, Page recorded on 27/2012 in Deed Book 51163, Page 156, aforesaid records. 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 attorneys fees (notice of intent to collect attor-neys fees having been given).

tenants. LoanCare, LLC is the en-

POWER GWINNETT COUNTY, GEORGIA Under and by virtue of the Power of Sale con-tained in a Security Deed given by Ideara B Cald-well to Mortgage Elec-tronic Registration Sys-tems, Inc., as grantee, as nominee for First Mag-nus Financial Corpora-tion, dated January 24, 2007, and recorded in Deed Book 47518, Page 0704, Gwinnett County, Georgia Records, as last transferred to U.S. Bank Trust National Associa-tion, not in its individual Trust National Associa-tion, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust by as-signment recorded on June 19, 2023 in Book 60651 Page 143 in the Of-fice of the Clerk of Supe-rior Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Thirty-Eight Thousand and 0/100 dollars (\$138,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for Cash before the court

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

erty: All that tract or parcel of land lying and being in Land Lot 179, 5th Dis-trict, Gwinnett County, Georgia, being Lot 19, Block B, Unit One, Vil-

Georgia, being Lot 19, Block B, Unit One, Vil-lage Gate Subdivision, as per plat recorded in Plat Book 2, Page 77, Gwin-nett County Records, said plat being incorpo-rated herein by refer-ence thereto. 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 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 aiven).

Ing attorneys tees (notice of intent to collect attor-neys fees having been any set and the collect attor-neys fees having been thority to negotiate, amend or modify all terms of the loan (al-though not required by law to do so) is: Selene Finance they can be con-tacted at (877) 735-337 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-cluding taxes which are a lien, but not yet due and payable), any mat-ters which might be dis-closed by an accurate

ters which might be dis-closed by an accurate survey and inspection of the property, any assess-ments, liens, encum-brances, zoning ordi-nances, restrictions, covenants, and 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 pos-

signed, the party in possession of the property is ideara B. Caldwell or tenant(s); and said prop-erty is more commonly known as 217 Village Way, Lawrenceville, GA 30045. The sale will be conduct-ed subject to (1) confir-mation that the sale is not prohibited under the U.S. Bankrupty Code (2) final confirmation and audit of the status of the loan with the holder session of the property 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 tinguished by foreclo-sure. U.S. Bank Trust National Association, not in its in-dividual capacity but solely as owner trustee for RCF 2 Acquisition Trust as Attorney in Fact for Idear B Caldwell. Brock & Scott, PLLC 4360 Chamblee Dun-woody Road Suite 310 Attlanta, GA 30341 404-789-2661 B&S file no. : 22-03288 B&S file no.: 22-03288 09/2023 08/16/2023

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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 prosticito

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: Selene

though not required by law to do so) is: Selene Finance they can be con-tacted at (877) 735-3637 for Loss Miligation Dept, or by writing to 3301 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 volorem 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, 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 pos-session of the property is more commonly

ant(s); and said property is more commonly known as **1206 Misty Val-**GA 30045. The sale will be conduct-

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.

Wilmington Savings Wilmington Savings 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 Emrock & Scott, PLLC 4360 Chamblee Dun-woody Road Suite 310 Woody Koda Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 21-01148 08/09/2023 08/16/2023 08/23/2023 08/30/2023

68/30/2023 Gpn11 gdp4032 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale con-tained in a Security Deed given by James D Pollari 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 Page 16, Gwinnett Coun-ty, Georgia Records, as last transferred to Rock-et Mortgage, LLC fi/Va guicken Loans, LLC by assignment recorded in Deed Book 60678, Page 876, Gwinnett County, Georgia Records, con-veying the after-de-scribed property to se

LAND LOT 60 OF THE 7TH DISTRICT, OF GWINNETT COUNTY, GEORGIA, BEING LOT 5, BLOCK 'D' OF WYN-DSOR GROVE AT CHARLESTON PARK, UNIT ONE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 87, PAGE 55, GWINNETT COUNTY, GEORGIA, RECORDS, GEORGIA, RECORDS WHICH PLAT IS INCOR WHICH PLAT IS INCOR-PORATED HEREIN AND MADE A PART HEREOF BY REFER-ENCE FOR A MORE DETAILED DESCRIP-TION. Commonly known as: 1612 Cregon Cf, Lawrenceville, GA 30043-6996 THE PROPERTY AD-DRESS AND TAX PAR-

DRESS AND TAX PAR-CEL IDENTIFICATION

CEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES. /MR/i.d 9/5/23 Our file no. 23-11971GA -FTI 08/09/2023, 08/16/2023, 08/23/2023, 08/30/2023.

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Gpn11 gdp4039 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale con-tained in a Security Deed given by Chonfong Paul Yang to Mortgage Elec-tronic Registration Sys-tems, Inc., as grantee, as tronic Registration Svs tems, Inc., as grantee, as mominee for First Franklin 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 Georgia Records, as last transferred to First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certifi-cates, Series 2007-FFC, 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 County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of FORTY-ONE THOUoriginal 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 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: SEE EXHIBIT A AT-TACHED HERETO AND MADE A PART HERE-OF 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 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-

Gpn11 qdp4040

STATE OF GEORGIA COUNTY OF GWIN-NETT NOTICE OF SALE UN-

DER POWER Pursuant to the power of sale contained in the Se-curity Deed executed by Curity Deed executed by NAKAIAH ADAMS to MORTGAGE ELEC-TRONIC REGISTRA-TION SYSTEMS, INC., AS NOMINEE FOR PANORAMA MORT-PANURAMA MORT-GAGE GROUP, LLC DBA LEGACY HOME LOANS in the original principal amount of \$348,665.00 dated July 21,

\$348,665.00 dated July 21, 2021 and recorded in Deed Book 58983, Page 439, Gwinnett County records, said Security Deed being last trans-ferred to SERVIS ONE, INC. DBA BSI FINAN-CIAL SERVICES in Deed Book 60702, Page 535, Gwinnett County records, the undersigned will sell ad public outery will sell at public outcry to the highest bidder for to the highest bidder tor cash, before the Court-house door in soid Coun-ty, or at such other 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 DIT 273 OF THE 4TH DISTRICT, GWIN-NETT COUNTY, GEOR-GIA, BEING LOT 13, BLOCK A OF ARBORS AT ROSEBUD SUBDIVI-SION, AS PER PLAT THEREOF RECORDED 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). The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of defoult, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remain-ing in default, this sale will be made for the pur-pose of paying the same and al shereby declared will be made for the pur-pose of said Security constitution Note and said Security Deed. The debt remain-ing in default, this sale will be made for the pur-pose of paying the same and al shereby declared will be made for the pur-pose of said property. Said property will be sold

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-

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 attorneys fees (notice of intent to collect attor-neys fees having been said property is com-monly known as 1539 Longwood Drive, Lawrenceville, GA 30043 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. neys fees having been

erty is (are): Deboran D 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 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 bills that constitute a lien 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 reedemption 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, 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 be provided until final confirmation and audit of the status of the loan dit of the status of the loan dit of the status of the load is provided immediately above. Navy Federal Credit Union as agent and At-torney in Fact for Debo-rah D Bryant

rah D Bryant Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Geor-gia 30305, (404) 994-7400. 2049-172A THIS LAW FIRM MAY

the loan. To the best knowledge and belief of the under-signed, the party in pos-session of the property is Maria Camacho and Yu-nior J Silva or a tenant or tenants and said prop erty is more commonly known as 4185 Davis known as 4185 Davis Road, Buford, Georgia 30518. Should a conflict arise between the prop-erty address and the legal 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 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 holder of the security deed. Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in-dividually but as trustee for Pretium Mortgage Acquisition Trust as Attorney in Fact for Maria Camacho McCalla Raymer Leibert Pierce, LLC

McCalla Raymer Leibert Pierce, LC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-line.net EXHIBIT A All that tract or parcel of land lying and being in Land Lot 230 of the 7th District, Gwinnett Coun-ty Coperio being Lot 87

District, Gwinnett Coun-ty, Georgia, being Lot 87, Highland Creek, Unit One, as per plat recorded in Plat Book 113, pages 112-115, Gwinnett County, Georgia Records, said plat is incorporated here-in by reference thereto. MR/iay 9/5/23 Our file no. 5472019 -FT18 08/09/2023. 08/16/2023.

FT18 08/09/2023, 08/16/2023, 08/23/2023, 08/30/2023.

Garage Control of 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 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), the following described prop-erty:

TAINED WILL BE USED FOR THAT PUR-POSE. 1144-462A 08/09/2023, 08/16/2023, 08/23/2023, 08/30/2023.

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solution solution of the solu 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), the following described prop-erty.

day of said month), the following described prop-erty: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 159 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEOR-GIA, BEING LOT 28, BLOCK B, OAK CROSS-ING, UNIT 1, AS PER PLAT RECORDED IN PLAT BOOK 118, PAGES 181-182, GWINNETT COUNTY RECORDED IN PLAT BOOK 118, PAGES 181-182, GWINNETT COUNTY RECORDED IN PLAT BOOK 118, PAGES 181-182, GWINNETT COUNTY RECORDS, SAID PLAT BEING IN-CORPORATED HEREIN BY REFERENCE THERETO. 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 madner provided in the Mote and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all

made for the purpose of paying the same and all 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-many known as 128 lar.

Said property is com-monly known as 128 Jar-rod Oaks Court, Lo-ganville, GA 30052 to gether 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-

following described prop-erty: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND DOT 73 OF THE STH DISTRICT, GWIN-NETT COUNTY, GEOR-GIA, BEING LOT 69, BLOCK A, WOODBER-RY SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 103, PAGE 5, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCOR-PORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION SAID PROPERTY BEING KNOWN AS 1590 WOOD BERRY RUN DRIVE ACCORDING TO THE PRESENT SYSTEM OF PRESENT SYSTEM OF NUMBERING PROPER-TY IN GWINNETT COUNTY, GEORGIA PARCEL ID NUMBER. R5073 275, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD The debt secured by soid neys tees having been given). Said property is com-monly known as 1092 Treymont Lane, Lawrenceville, GA 30045

RESTRICTIONS OF RECORD The debt secured by soid security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the maner 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 attorneys fees (notice of intent to collect attor-neys fees having been given). Lawrenceville, GA 30045 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): Dorothea A. Perry or tenant or tenants.

and meet to contect attact news fees having been given). Said property is com-monly known as 1590 Woodberry Run Drive, Snellville, GA 30078 to-gether 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): Susan Gheen Thomas or tenant o tenants. or tenants. CeLink is the entity or

CeLink is the entity or individual designated who shall have full au-thority to negotiate, amend and modify all terms of the mortagge. CeLink Loss Mitigation Department P.O. Box 40724 Lansing, MI 48901-7924 Phone: 866-446-0026 Note, however, that such entity or individual is not required by low to nego-tiate, amend or modify the ferms 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 bills that constitute a lien against the property whether due and payable 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 inspecbe 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-

08/23/2023 08/30/2023 Gpn11 gdp4112 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY

DER POWER, GWIN-NETT COUNTY Pursuant to the Power of Sale contained in a Secu-rity Deed given by Daniel Assibey-Mensah to Mortgage Electronic Registration Systems, Inc., as grantee, as nomi-nee for Fairway Indepen-dent Mortgage Corpora-tion, its successors and assigns dated 9/15/2020 and recorded in Deed Book 57890 Page 819 Gwinnett County, Geor-gia records; as last transferred to or ac-quired by Longbridge Fi-nancial, LLC, conveying the after-described prop-erty to secure a Note in the original principal amount of \$382,500.00, with interest at the rate specified therein, three will be sold by the under-signed at public outcry to the highest bidder for signed at public outcry 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 (being the first Tuesday of said month unless said date falls on a Federal date falls on a Federal Holiday, in which case being the first Wednes-day of said month), the following described prop-

following described prop-erty: All that tract or parcel of land lying and being in Land Lot 49 of the 7th District, Gwinnett Coun-ty, Georgia, being Lot 77, Block B", Charter Club on the River Subdivision, Unit Two as per plat recorded in Plat Book 68, Page 15, Gwinnett Coun-ty, Georgia, said plat be-ing Incorporated herein and made a part of by reference thereto. The debt secured by said Security Deed has been and js hereby declared

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

tity or individual desig-nated who shall have full authority to negotiate, amend and modify all terms of the mortgage. LoanCare, LLC Atten-tion: Loss Mitigation De-partment 3637 Sentara Way Virginia Beach, VA 23452 800-909-9555 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 du valorem tax-es (including taxes which are a lien, but not yet due and payable), (b) un-paid water or sewage bills that constitute a lien against the property will be do 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, and matters of record superi-or to the Security Deed first set out above. The sale will be conduct-mation that the sale is on prohibited under the U.S. Bankruptcy Code; and (2) final confirm-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 foreclorower and other toreclo-sure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above above. TIAA FSB as agent and