9075 Foreclosures	9075 Foreclosures	9075 Foreclosures	9075 Foreclosures	9075 Foreclosures	9075 Foreclosures	9075 Foreclosures	9075 Foreclosures	9075 Foreclosures
default, this sale will be	not prohibited under the	tion of the property, and	NEW YORK MELLON	and as modified by that	ing attorney's fees (no-	bills that constitute a lien	ly as Trustee for Citi-	Said property will be sold
made for the purpose of paying the same and all	U.S. Bankruptcy Code and (2) to final confirma-	(e) any assessments, liens, encumbrances,	FKA THE BANK OF NEW YORK, AS SUC-	certain Loan Modifica- tion Agreement recorded	tice pursuant to O.C.G.A. § 13-1-11 having been giv-	against the property whether due and payable	group Mortgage Loan Trust 2021-A by Assign-	subject to any outstand- ing ad valorem taxes (in-
expenses of this sale, as	tion and audit of the sta-	zoning ordinances, re-	CESSOR TO JPMOR-	in Deed Book 59613, Page	en).	or not yet due and	ment of Security Deed	cluding taxes which are
provided in the Security Deed and by law, includ-	tus of the loan with the holder of the security	strictions, covenants, and matters of record superi-	GAN CHASE BANK, N.A. AS TRUSTEE FOR	Georgia Records, as last	Said property will be sold subject to any outstand-	payable and which may not be of record, (c) the	recorded on February 1, 2022 in Deed Book 59654,	a lien, but not yet due and payable), any mat-
ing attorneys fees (notice of intent to collect attor-	deed. Wilmington Savings	or to the Security Deed first set out above.	THE CERTIFICATE- HOLDERS CWHEQ RE-	transferred to Nationstar Mortgage LLC D/B/A Mr.	ing ad valorem taxes (in- cluding taxes which are	right of redemption of any taxing authority, (d)	Page 896, Gwinnett Coun- ty, Georgia Records,	ters which might be dis- closed by an accurate
neys fees having been given).	Fund Society, FSB, not in its individual capacity	The sale will be conduct- ed subject to (1) confir-	VOLVING HOME EQUI- TY LOAN TRUST, SE-	Cooper by assignment recorded in Deed Book	a lien, but not yet due and payable), the right	any matters which might be disclosed by an accu-	conveying the after-de- scribed property to se-	survey and inspection of the property, any assess-
Said property is com-	but solely as Owner	mation that the sale is	RIES 2005-D by assign-	59577, Page 422, Gwinnett	of redemption of any tax-	rate survey and inspec-	cure a Note in the origi-	ments, liens, encum-
monly known as 184 Riv- er Meadow Court,	Trustee of CSMC 2021- RPL4 Trust	not prohibited under the U.S. Bankruptcy Code;	ment recorded in Deed Book 50346, Page 9,	County, Georgia Records, conveying the	ing authority, any mat- ters which might be dis-	(e) any assessments,	nal principal amount of One Hundred Eighty-One	brances, zoning ordi- nances, restrictions,
Lawrenceville, GA 30043 together with all fixtures	as Attorney in Fact for Yvonne T Longmire	and (2) final confirma- tion and audit of the sta-	Gwinnett County, Geor- gia Records, conveying	after-described property to secure a Note in the	closed by an accurate survey and inspection of	liens, encumbrances, zoning ordinances, re-	Thousand Five Hundred And 00/100 Dollars	covenants, and matters of record superior to the
and personal property at- tached to and constitut-	McCalla Raymer Leibert Pierce, LLC	tus of the loan with the holder of the Security	the after-described prop- erty to secure a Note in	original principal amount of ONE HUNDRED	the property, any assess- ments, liens, encum-	strictions, covenants, and matters of record superi-	(\$181,500.00), with inter- est thereon as set forth	Security Deed first set out above.
ing a part of said proper-	1544 Old Alabama Road	Deed. Pursuant to	the original principal amount of TWENTY-	NINETY-NINE THOU- SAND NINE HUNDRED	brances, zoning ordi-	or to the Security Deed	therein, there will be	To the best knowledge and belief of the under-
ty, if any. To the best knowledge and belief of	Roswell, GA 30076 www.foreclosurehot-	O.C.G.A. Section 9-13- 172.1, which allows for	FOUR THOUSAND SEV-	SIXTY AND 0/100 DOL-	nances, restrictions, covenants, and any mat-	first set out above. The sale will be conduct-	sold at public outcry to the highest bidder for	signed, the parties in
the undersigned, the par- ty (or parties) in posses-	line.net EXHIBIT A	certain procedures re- garding the rescission of	EN HUNDRED EIGHTY AND 0/100 DOLLARS	LARS (\$199,960.00), with interest thereon as set	ters of record including, but not limited to, those	ed subject to (1) confir- mation that the sale is	cash before the court- house door of Gwinnett	possession of the proper- ty are Michele English or
sion of the subject prop- erty is (are): Daniel As-	All that tract or parcel of land lying being in Land	judicial and non-judicial sales in the State of	(\$24,780.00), with interest thereon as set forth	forth therein, there will be sold at public outcry	superior to the Security Deed first set out above.	not prohibited under the U.S. Bankruptcy Code;	County, Georgia, within the legal hours of sale on	tenant(s); and said prop- erty is more commonly
sibey-Mensah or tenant	Lot 108 of the 6th District of Gwinnett County,	Georgia, the Deed Under Power and other foreclo-	therein, there will be sold at public outcry to	to the highest bidder for	Said property will be sold on an "as-is" basis with-	and (2) final confirma- tion and audit of the sta-	September 5, 2023 the fol- lowing described proper-	known as 3844 Sagebrush
or tenants. CeLink is the entity or	Georgia, and being more	sure documents may not	the highest bidder for	house door of Gwinnett	out any representation,	tus of the loan with the	ty:	30039.
individual designated who shall have full au-	particularly described as follows:	be provided until final confirmation and audit of	cash before the court- house door of Gwinnett	County, Georgia, or at such place as may be	against the above-named	holder of the Security Deed. Pursuant to	All that tract or parcel of land lying and being in	The sale will be conduct- ed subject (1) to confir-
thority to negotiate, amend and modify all	Beginning at an iron pin on the eastern right of	the status of the loan as provided immediately	County, Georgia, or at such place as may be	lawfully designated as an alternative, within the le-	or the undersigned. Lakeview Loan Servic-	O.C.G.A. Section 9-13- 172.1, which allows for	Land Lot 71, 6th District, Gwinnett County, Geor-	mation that the sale is not prohibited under the
terms of the mortgage.	way of River Road (80 foot right of way) located	above. WILMINGTON SAVINGS	lawfully designated as an alternative, within the le-	gal hours of sale on the first Tuesday in Septem-	ing, LLC is the holder of the Security Deed to the	certain procedures re-	gia, being Lot 49, Block A, Rivermist Subdivi-	U.S. Bankruptcy Code and (2) to final confirma-
CeLink Loss Mitigation Department P.O. Box	a distance of 961.48 feet	FUND SOCIETY, FSB, AS TRUSTEE OF STAN-	gal hours of sale on the	ber, 2023, the following	property in accordance	judicial and non-judicial	sion, Unit Two, as per	tion and audit of the sta-
40724 Lansing, MI 48901- 7924 Phone: 866-446-0026	in a southerly direction as measured along said	WICH MORTGAGE	first Tuesday in Septem- ber, 2023, the following	described property: SEE EXHIBIT A AT-	with OCGA § 44-14-162.2. The entity that has full	sales in the State of Georgia, the Deed Under	plat by B. L Bruner & Associates, Inc., dated	tus of the loan with the holder of the security
Note, however, that such entity or individual is not	right of way from the point where the eastern	LOAN TRUST F as agent and Attorney in Fact for	described property: SEE EXHIBIT A AT-	TACHED HERETO AND MADE A PART HERE-	authority to negotiate, amend, and modify all	Power and other foreclo- sure documents may not	February 19, 1974 and recorded in Plat Book 1,	deed. Nationstar Mortgage
required by law to nego- tiate, amend or modify	right of way of River Road intersects the cen-	Carlton B. Russell, III Aldridge Pite, LLP, Six	TACHED HERETO AND MADE A PART HERE-	OF The debt secured by said	terms of the mortgage with the debtor is: M&T	be provided until final confirmation and audit of	Page 187, Gwinnett Coun- ty Records, which plat is	LLC as Attorney in Fact for Michele English
the terms of the loan.	ter line of Yellow River;	Piedmont Center, 3525	OF	Security Deed has been	Bank , One Fountain	the status of the loan as	made a part of this de-	McMichael Taylor Gray,
Said property will be sold subject to: (a) any out-	run thence in a north- easterly direction a dis-	Piedmont Road, N.E., Suite 700, Atlanta, Geor-	The debt secured by said Security Deed has been	and is hereby declared due because of, among	Plaza, Buffalo, NY 14203, 800-724-1633.	above.	scription by reference thereto.	LLC 3550 Engineering Drive,
standing ad valorem tax- es (including taxes which	tance of 238.90 feet to a point in the center of the	gia 30305, (404) 994-7400. 2191-2750A	and is hereby declared due because of, among	other possible events of default, failure to pay the	Note, however, that such entity is not required by	Deutsche Bank National Trust Company, as	Tax ID #: R6071 093 The debt secured by said	Suite 260 Peachtree Corners, GA
are a lien, but not yet due and payable), (b) un-	Yellow River; thence run along the centerline of	THIS LAW FIRM MAY BE ACTING AS A DEBT	other possible events of default, failure to pay the	indebtedness as and when due and in the	law to negotiate, amend or modify the terms of	Trustee for GSAA Home Equity Trust 200615, As-	Security Deed has been and is hereby declared	30092 404-474-7149
paid water or sewage	Yellow River in a gener- ally southerly, southeast-	COLLECTOR AT- TEMPTING TO COL-	indebtedness as and when due and in the	manner provided in the Note and Security Deed.	the loan. To the best knowledge	set-Backed Certificates, Series 2006-15 as agent	due because of, among other possible events of	MTG File No.: GA2023-
bills that constitute a lien against the property	erly, and easterly direc-	LECT A DEBT. ANY IN-	manner provided in the	The debt remaining in	and belief of the under-	and Attorney in Fact for	default, failure to pay the	00327 08/09/2023
whether due and payable or not yet due and	tion and following the meanders thereof a dis-	FORMATION OB- TAINED WILL BE	Note and Security Deed. The debt remaining in	default, this sale will be made for the purpose of	signed, the party in pos- session of the property is	Geneva Grant Aldridge Pite, LLP, Six	indebtedness as and when due and in the	08/16/2023 08/23/2023
payable and which may not be of record, (c) the	tance of 375 feet, more or less, to a point, said cen-	USED FOR THAT PUR- POSE. 2191-2750A	default, this sale will be made for the purpose of	paying the same and all expenses of this sale, as	Mudiare Jason Umusu or a tenant or tenants and	Piedmont Center, 3525 Piedmont Road, N.E.,	manner provided in the Note and Security Deed.	08/30/2023 09/06/2023
right of redemption of	terline of Yellow River being the property line;	08/09/2023, 08/16/2023, 08/23/2023, 08/30/2023.	paying the same and all expenses of this sale, as	provided in the Security Deed and by law, includ-	said property is more commonly known as 3267	Suite 700, Atlanta, Geor- gia 30305, (404) 994-7400.	The debt remaining in default, this sale will be	09/13/2023
any faxing authority, (d) any matters which might	thence run southeast a		provided in the Security	ing attorney's fees (no-	Mill Springs Cir, Buford,	1017-5894A	made for the purpose of	09/20/2023 09/27/2023
be disclosed by an accu- rate survey and inspec-	distance of 103.10 feet to an iron pin found (said	Gpn11 gdp4121	Deed and by law, includ- ing attorney's fees (no-	tice pursuant to O.C.G.A. § 13-1-11 having been giv-	Georgia 30519. Should a conflict arise between	THIS LAW FIRM MAY BE ACTING AS A DEBT	paying the same and all expenses of this sale, as	
tion of the property, and (e) any assessments,	distance shown in prior deeds as 130.10); thence	STATE OF GEORGIA COUNTY OF GWIN-	tice pursuant to O.C.G.A. § 13-1-11 having been giv-	en). Said property will be sold	the property address and the legal description the	COLLECTOR AT- TEMPTING TO COL-	provided in Security Deed and by law, includ-	Gpn11
liens, encumbrances, zoning ordinances, re-	run southwest a distance of 494.12 feet to an iron	NETT	en). Said property will be sold	subject to any outstand- ing ad valorem taxes (in-	legal description will control.	LECT A DEBT. ANY IN- FORMATION OB-	ing attorneys fees (notice of intent to collect attor-	gdp4155 NOTICE OF SALE UN-
strictions, covenants, and matters of record superi-	pin on the Eastern right of way of River Road;	NOTICE OF SALE UN- DER POWER	subject to any outstand- ing ad valorem taxes (in-	cluding taxes which are a lien, but not yet due	The sale will be conduct- ed subject (1) to confir-	TAINED WILL BE USED FOR THAT PUR-	neys fees having been given).	DER POWER, GWIN- NETT COUNTY
or to the Security Deed	thence run along said	Pursuant to the power of sale contained in the Se-	cluding taxes which are	and payable), the right	mation that the sale is	POSE. 1017-5894A	Your mortgage servicer,	Pursuant to the Power of
first set out above. The sale will be conduct-	right of way in a general- ly northerly direction a	curity Deed executed by MARK F. JANOWIAK to	a lien, but not yet due and payable), the right	of redemption of any tax- ing authority, any mat-	not prohibited under the U.S. Bankruptcy Code	08/09/2023, 08/16/2023, 08/23/2023, 08/30/2023.	Rushmore Loan Manage- ment Services, LLC, as	Sale contained in a Secu- rity Deed given by Troy
ed subject to (1) confir- mation that the sale is	distance of 122.51 feet to a point; thence continue	GREAT NORTHERN FI-	of redemption of any tax- ing authority, any mat-	ters which might be dis- closed by an accurate	and (2) to final confirma- tion and audit of the sta-	Gpn11	servicer for U.S. Bank Trust National Associa-	D Brown to Mortgage Electronic Registration
not prohibited under the U.S. Bankruptcy Code;	along said right of way a distance of 177.49 feet to	TION in the original	ters which might be dis- closed by an accurate	survey and inspection of the property, any assess-	tus of the loan with the holder of the security	gdp4147 NOTICE OF FORECLO-	tion, not in its individual capacity, but solely as	Systems, Inc., as grantee, as nominee for
and (2) final confirma-	an iron pin and the point	principal amount of \$255,000.00 dated July 5,	survey and inspection of	ments, liens, encum-	deed.	SURE SALE UNDER	Trustee for Citigroup	Brand Mortgage Group, LLC, its successors and
tion and audit of the sta- tus of the loan with the	of beginning, all accord- ing to the improvement	2001 and recorded in	the property, any assess- ments, liens, encum-	brances, zoning ordi- nances, restrictions,	Lakeview Loan Servic- ing, LLC	POWER GWINNETT COUNTY,	Mortgage Loan Trust 2021-A, can be contacted	assigns dated 7/6/2016 and
holder of the Security Deed. Pursuant to	survey prepared for Joseph A and I. Mar-	31, Gwinnett County records, said Security Deed being last trans- ferred to U.S. BANK TRUST NATIONAL AS- SOCIATION, NOT IN ITS	brances, zoning ordi- nances, restrictions,	covenants, and any mat- ters of record including,	as Attorney in Fact for Mudiare Jason Umusu	GEORGIA THIS IS AN ATTEMPT	at 888-504-7200 or by writ- ing to 15480 Laguna	recorded in Deed Book 54501 Page 43 Gwinnett
O.C.G.A. Section 9-13- 172.1, which allows for	garet Johlin, dated February 16, 1987, by	Deed being last trans-	covenants, and any mat- ters of record including,	but not limited to, those superior to the Security	McCalla Raymer Leibert Pierce, LLC	TO COLLECT A DEBT. ANY INFORMATION	Canyon Road, Suite 100, Irvine, CA 92618, to dis-	County, Georgia records; as last transferred to or
certain procedures re- garding the rescission of	Benny L. Bruner, Geor-	TRUST NATIONAL AS-	but not limited to, those superior to the Security	Deed first set out above.	1544 Old Alabama Road Roswell, GA 30076	OBTAINED WILL BE	cuss possible alternatives to avoid foreclosure.	acquired by Truist Bank, successor by merger to
judicial and non-judicial	gia Registered Land Sur- veyor No.1646, B.L. Bruner & Associates,	SUCIATION, NOT IN ITS INDIVIDUAL CAPACI-	superior to the Security Deed first set out above. Said property will be sold	Said property will be sold on an "as-is" basis with-	www.foreclosurehot-	USED FOR THAT PUR- POSE.	Said property will be sold	SunTrust Bank, convey- ing the after-described
sales in the State of Georgia, the Deed Under	Inc., which plat of survey	TY BUT SOLELY AS	on an "as-is" basis with-	out any representation, warranty or recourse	line.net EXHIBIT A	Under and by virtue of the Power of Sale con-	subject to any outstand- ing ad valorem taxes (in-	property to secure a
Power and other foreclo- sure documents may not	is incorporated herein by reference. This deed and	INDIVIDUAL CAPACI- TY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST in Deed Book	out any representation, warranty or recourse	against the above-named or the undersigned.	File No.: W-R-15262-22- SL	tained in a Security Deed	cluding taxes which are a lien, but not yet due	Note in the original prin- cipal amount of

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 Ioan as provided immediately gia Registered Land Sur-veyor No.1646, B.L. Bruner & Associates, Inc., which plat of survey is incorporated herein by reference. This deed and the conveyance are hereby made subject to all restriction and easeimmediately ments of records. MR/ca 9/5/23 Our file no. 5867313 - FT1 provided above.

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

Gpn11

dove. Longbridge Financial, LLC as agent and Attor-ney in Fact for Daniel Assibey-Mensah Aldridge Pite, LLP, Six Piedmont Road, N.E., Suite 700, Atlanta, Geor-gia 30305, (404) 994-7400. 1823-472A THIS I AW FIDA MAY THIS LAW FIRM MAY 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. 1823-472A 08/09/2023, 08/10/2023, 08/02/2023, 08/03/2023,

08/23/2023, 08/30/2023.

08/23/2023, 08/30/2023. Gpn11 gdp4116 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 Yvonne T Long-mire to Suntrust Mort-gage Inc., dated July 26, 2003, recorded in Deed Book 34544, Page 27, Gwinnett County, Geor-gia Records, as last transferred to Wilming-tron Savings Fund Soci-ety, FSB, not in its indi-vidual capacity but sole-ly as Owner Trustee of CSMC 2021-RPL4 Trust by Deed Borde D70 Page by assignment recorded in Deed Book 59759, Page 800, Gwinnett County, Georgia Records, con-veying the after-de-scribed property to se-cure a Note in the origi-

sdp4118 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY Pursuant to the Power of Sale contained in a Secu-rity Deed given by Carl-ton B. Russell, III to Mortgage Electronic Registration Systems, Inc., as grantee, as nomi-nee for Wachovia Mort-agge Corporation, its successors and assigns dated 5/12/2004 and recorded in Deed Book 52780 recorded in Deed Book 52780 Page 803, and modified at Deed Book 54094 Page 212 and modified aggin at Deed Book 54094 Page 212 and modified aggin at Deed Book 5409 Page 212 and modified aggin at Deed Book 5420 Page 212 and modified aggin at Deed Book 5409 Page 212 and modified aggin at Deed Book 5409 Page 212 and modified gegin at Deed Book 5409 Page 212 and modified Book 315,106.00, with interest 315,106.00, with int Court of said county), within the legal hours of sale on September 5, 2023 Court of said county), 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 LY-ING AND BEING IN LAND LOT 70 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEOR-GIA, BEING LOT 27, BLOCK A, UNIT ONE, THE ARBORS AT CRESTVIEW, AS PER PLAT RECORDED IN PLAT BOOK 89, PAGE IOS, GWINNETT COUNTY RECORD. REFER-ENCE TO SAID PLAT IS HEREBY MADE FOR A COMPLETE DESCRIP-TION OF THE PROP-ERTY HEREIN DE-SCRIBED. SAID PROP-ERTY IS IMPROVED DRIVE, ACCORDING TO THE PRESENT SYS-TEM OF NUMBERING PROPERTY IN GWIN-NETT COUNTY, GEOR-GIA. The debt secured by said Security Deed has been NETT COUNTY, GEOR GIA. 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). Said property is com-monly known as 1835 Ar-borwood Drive, Grayson, GA 30017 together with all fixtures and personal property attached to and constituting a part of constituting a part of said property, if any. To said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Carl-ton B. Russell, III or ten-ant or tenants. Carrington Mortgage Services, LLC is the enti-ty or individual designat-ed who shall have full au-thority to negotiate, thority to negotiate, amend and modify al all Carrington Mortgage. Carrington Mortgage Services, LLC 1600 South Douglass Road Suite 200-A Anaheim, CA 92806 (800) 561-4567 (800) 561-4567 Note, however, that such entity or individual is not required by law to nego-tiate, amend or modify the terms of the loan. 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 wafer or sewage bills that constitute a lien gradingt the property 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-Drive,

SOCIATION, NOT IN ITS INDIVIDUAL CAPACI-TY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST in Deed Book TRUST in Deed Book 60196, Page 126, Gwinnett County records, the un-dersigned will sell at public outcry to the high-est bidder for cash, be-fore the Courthouse door in said County, or at such other place as lawfully designated, within the le-gal hours of sale, on september 05, 2023, the property in said Security Deed and described as

property in said Security Deed and described as follows: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IL LAND LOT 330, 6TH DIS-TRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 140, BLOCK A, RIVERFIELD SUB-DIVISION, UNIT I, AS PER PLAT RECORDED IN PLAT BOOK 54, PAGE 199, AS REVISED IN PLAT BOOK 57, PAGE 98, GWINNETT COUNTY, GEORGIA, RECORDS, WHICH PLAT IS INCORPORAT-ED HEREIN AND MADE A PART HERE OF BY REFERENCE FOR A MORE DE-TAILED DESCRIPTION. TAX ID: R6330 236 Said property being Known as: 5060 RIVER-

1AX ID: Rodau 236 Said property being known as: 5060 RIVER-FIELD DR NORCROSS, GA 30092 To the best of the under-signeds knowledge, the party or parties in pos-session of said property is/are MARK F. JANOWIAK or tenant(s). The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remain-ing in default, this sale will be made for the pur-pose of paying the same and all expenses of sale, including attorneys fees (notice of intent to col-lect attorneys fees (notice of intent to col-lect) 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, re-strictions, covenants, and the sale is not pro-hibited under the US. 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-gotaite, amend, and mad-ity all terms of the mort-tor of the status of the mort-tor of the security beed. ify all terms of the mort-gage is as follows: Selene Finance LP 3501 Olympus Boulevard, 5th Floor, Suite 500 Dallas, TX 75019 877-768-3759 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 mortgage. mortgage. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COL-COLLECTOR AT-TEMPTING TO COL-LECT A DEBT. ANY IN-FORMATION OB-TAINED MAY BE USED FOR THAT PURPOSE. U.S. BANK TRUST NA-TIONAL ASSOCIATION, NOT IN ITS INDIVIDU-AL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, as Attorney-in-Fact for MARK F. JANOWIAK Robertson, Anschutz, Schneid, Crane & Part-ners, PLLC Schneid, Crane & Part-ners, PLLC Schneid, GA 30004 Phone: 470.321.7112 Phone: 470.321.7112 Firm File No. 20-084645 -DaG

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 understand against the above-named or the undersigned. The Bank of New York Mellon f/k/a The Bank of New York as successor Indenture trustee to JP-Morgan Chase Bank, Na-tional Association for CWHEQ Revolving Home Equity Loan Trust, Se-ries 2005-D is the holder of the Security Deed to the property in accor-dance with OCGA § 44-14-162.2. dance 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

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of To the loan. To the best knowledge and belief of the under-signed, the party in pos-session of the property is Lisa Lachman and Clair Davidson or a tenant or tenants and said proper-ty is more commonly tenants and said proper-ty is more commonly known as 372 Pine Hill Place, Norcross, Georgia 30093. 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 and (2) to final confirma-tion and audit of the sta-tus of the loan with the holder of the security deed.

or the undersigned. Nationstar Mortgage LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Na-tionstar Mortgage, LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432.

 (688) 480-2432.
Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.
To the best knowledge and belief of the under-signed, the party in pos-session of the property is Eldon Creer or a tenant or tenants and said prop-erty is more commonly erty is more commonly known as 852 Brandlwood

known as 852 Brandlwood Way Nw, Lilburn, Geor-gia 30047. Should a con-flict arise between the property address and the legal description will con-trol. 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.

Notionstar Mortgage LLC as Attorney in Fact for Eldon Creer McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Decwall GA 30076 Roswell, GA 30076 www.foreclosurehot-line.net EXHIBIT A ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 160, 6TH DIS-TRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 21, BLOCK A, OF BRANDLWOOD SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 19, PAGE 176, AND REVISED IN PLAT BOOK 21, PAGE 170, GWINNETT COUN-TY RECORDS, WHICH PLAT IS HEREBY RE-FERRED TO AND MADE A PART OF THIS DESCRIPTION. BEING THE SAME PROPERTY AS CON-VEYED TO ELDON CREER FROM JULIA C. CARTER BY THAT DEED DATED 04/1/2005 AND RECORDED 04/20/2005 IN BOOK / PAGE: 42430 / 0061 IN THE GWINNETT COUN-TY RECORDS. PARCEL ID(5): R6160 Roswell, GA 30076 www.foreclosurehot-TY RECORDS. PARCEL ID(S): R6160 207 MR/meh 9/5/23 Our file no. 23-10806GA -FT2 08/09/2023, 08/16/2023, 08/23/2023, 08/30/2023. 207 Gpn11 gdp4128 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY COUNTY Under and by virtue of the Power of Sale con-tained in a Security Deed given by Mudiare Jason Umusu to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Fairway Independent Mortgage Corporation, its successors and as-COUNTY Mortgage Corporation, its successors and as-signs, dated August 11, 2022, recorded in Deed Book 60140, Page 363, Gwinnett County, Geor-gia Records, as last transferred to Lakeview Loan Servicing, LLC by assianment recorded in Deed Book 60522, Page 40, Gwinnett County, Georgia Records, con-veying the after-de-scribed property to se-cure a Note in the origi-nal principal amount of scribed property to se-cure a Note in the origi-nal principal amount of TWO HUNDRED EIGHTY-SIX THOU-SAND SEVEN HUN-DRED ELEVEN AND 0/100 DOLARS (\$286,711.00), 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: SEE EXHIBIT A AT-TACHED HERETO AND MADE A PART HERE-OF 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 an in the indebtedness as and when due and in the manner provided in the Note and Security Deed. Note and security Decu. 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-

File No.: W-R-15262-22-SL All that tract or parcel of land lying and being in Land Lot 177 of the 7th District, Gwinnett Coun-ty, Georgia, being Unit 1602, Building 16 of Cove at Mill Creek Subdivi-sion, as per plat recorded in Plat Book 96, Page 61, revised at Plat Book 112, Page 88, Gwinnett Coun-ty, Georgia Records which plat is incorporat-ed herein and made a part hereof by reference. FOR INFORMATIONAL PURPOSES ONLY: Said property is known of dother prosent system of numbering property in Gwinnett County, Geor-gia. MR/chr 9/5/23

gia. MR/chr 9/5/23 Our file no. 23-11920GA -FT5 08/16/2023, 08/09/2023,

08/23/2023, 08/30/2023. Gpn11

gdp4129 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY NETT COUNTY Pursuant to the Power of Sale contained in a Secu-rity Deed given by Gene-Sale contained in a Secu-rity Deed given by Gene-va Grant to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for SouthStar Funding, LLC, its successors and as-signs dated 7/3/2006 and recorded in Deed Book 50433 Page 0445 and re-record-ed at Deed Book 50433 Page 0445 and re-record-ed at Deed Book 46835 Page 0848 Gwinnett County, Georgia records; as last transferred to or acquired by Deutsche Bank National Trust Company, as Trustee for GSAA Home Equity Trust 2006-15, Asset-Backed Certificates, Se-ries 2006-15, conveying ries 2006-15, conveying the afterdescribed prop-erty to secure a Note in erty to secure a Note in the original principal amount of \$156,000.00, with interest at the rate specified therein, there will be sold by the under-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 other area as designated by Order of the Superior 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: erty: ALL THAT TRACT OR ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 215 OF THE STH DISTRICT, GWIN-NET COUNTY, GEOR-GIA, BEING LOT 25, BLOCK A, COLD WA-TER CREEK SUBDIVI-SION, UNIT ONE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 91, PAGE 267, GWINNETT COUNTY, GEORGIA RECORDS; WHICH PLAT AND LE-GAL DESCRIPTION THEREON ARE INCOR-PORATED HEREIN BY REFERENCE THERE-REFERENCE THERE-TO. The debt secured by said The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all 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 1196 Whatley Mill Lane, Lawrenceville, GA 30045 together with all fixtures and personal property at-tached to and constitu-ing a part of said proper-ty, or parties) in posses-sion of the subject prop-erty is (are): Geneva Grant or tenant or ten-ants. 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. The height of the second secon

Suite 260

Irvine, CA 92016, to dis-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-ments, liens, encum-brances, zoning ordi-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 parties in possession of the proper-ty are Owen L. Williams and Marlene D. Williams and Marlene D. Williams or tenant(s); and said property is more com-monly known as 1593 Deer Path Court, Lil-burn, GA 30047. 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-

ANY INFORMATION OBTAINED WILL BE USED FOR THAT PUR-POSE. Under and by virtue of the Power of Sale con-tained in a Security Deed given by Karen B. Richardson to Mortgage Electronic Registration Systems, Inc., as nomi-nee for Pine State Mort-gage Corporation dated April 21, 2003 and record-ed on April 23, 2003 in Deed Book 32122, Page 0103, Gwinnett County, Georgia Records, and Iater assigned to Nation-star Mortgage LLC by Assignment of Security Deed recorded on July 12, 2023 in Deed Book 60693, Page 00476, Gwin-hett County, Georgia Records, conveying the after-described property to secure a Nofe in the original principel amount of Ninety Thousand Six Hundred And 00/100 Dol-tars (\$90,600.00), with in-terest thereon as set forth therein, there will be sold at public outcry to the highest bidder for County, Georgia, within the legal hours of sale on september 5, 2023 the fol-lowing described proper-ty: tion and audit of the sta-tus of the loan with the holder of the security

holder of the security deed. U.S. Bank Trust National Association, not in its in-dividual capacity, but solely as Trustee for Citi-group Mortgage Loan Trust 2021-A as Attorney in Fact for Owen L. Williams and Marlene D. ty: All that tract or parcel of land lying and being in Land Lot 15, 5th District, Gwinnett County, Geor-gia, being Lot 6, Block A, Unit 11, Jordan Valley Juli, Jordan Valley Subdivision, according to plat recorded in Plat Book 1, page 296-A, Gwinnett County, Geor-gia records, which plat is incorporated herein and made a part hereof by reference Williams McMichael Taylor Gray,

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

404-474-7149 MTG File No.: GA2023-00233 08/09/2023

and the record thereof are incorporated herein by reference thereto. Subject Property Ad-dress: 1110 Robert Pointe Way, Lawrenceville, GA 30045 Parcel ID: R512 104 The debt secured by said Security Deed has been and is hereby declared due because of, among due because of, among other possible events of default, failure to pay the indebtedness as when due and in and the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of 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 1110 Robert Pointe Way, 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 ty (or parties) in posses-sion of the subject prop-erty is (are): Troy D Brown or tenant or ten-

cipal amount of \$194,413.00, with interest

cipal amount of \$194,413.00, 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 Hollday, 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

All that tract or parcel of land lying and being In Land Lot 212 of the 5th District, Gwinnett Coun-ty, Georgia, being Lot 36, Block A, Stephens Pointe Subdivision, Phase II, ac-cording to Plat of survey recorded in Plat Book 53, Page 195 and revised at Plat Book 61, Page 201, Gwinnett County, Geor-gia, records, which Plat and the record thereof

scribed property to se-cure a Note in the origi-nal principal amount of ONE HUNDRED THOU-SAND AND 0/100 DOL-LARS (\$100,000.00), 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 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

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

tice pursuant to O.C.G.A. § 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 survey and inspection of the property, any assess-ments, liens, encum-brances, zoning ordi-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. Wilmington Savings

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of CSMC 2021-RPL4 Trust is the holder of the Security Deed to the property in accor-dance with OCGA § 44-14-162.2.

Te2.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, 888-818-6032. Note however, that such Note, however, that such entity is not required by 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 Carolyn D Longmire or a tenant or tenants and said property is more commonly known as 3505 River Drive,

River Drive, Lowrenceville, Georgia 30044. Should a conflict arise 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 River

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

Gpn11 Gpn11 gdp4122 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 Lisa Lachman to Mortgage Electronic Registration Systems, Inc., as grantee, as nomi-Registration Systems, Inc., as grantee, as nom-nee for COUNTRYWIDE HOME LOANS, INC., its successors and assigns., dated March 31, 2005, recorded in Deed Book 42764, Page 198, Gwinnett County, Georgia Records, as last trans-ferred to THE BANK OF

Equity Loan Trust, Se-ries 2005-D as Attorney in Fact for Lisa Lachman McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-line.net EXHIBIT A ALL THAT TRACT OR PARCEL OF LAND ly-ing and being in Land Lot 142 of the 6th Dis-trict, Gwinnett County, trict, Gwinnett County, Georgia and being more particularly described as Follows: To find the TRUE POINT OF BEGINNING, commence at a point lo-cated on the Westerly Right-of-Way of Jimmy Carter Bivd (Variable RW) 1,416,14 feet north of the intersection of the right-of-way of U.S. Highway 29; thence con-tinuing along said right-of-way North 07 degrees 55 minutes 03 seconds East a distance of 163,66 feet to a point; thence leaving said right-of-way of Jimmy Carter North 82 degrees 04 minutes 57 seconds West a distance of 111,71 feet to a point; thence ROINING, from the TRUE POINT OF BEGINNING, from the TRUE POINT OF BEGINNING as thus es-tablished; thence North 78 degrees 04 minutes 44 seconds West a distance of 41.00 feet to a point; thence North 11 degrees 51 minutes 44 seconds East a distance of 41.00 feet to a point; thence South 11 degrees 51 minutes 44 seconds West a distance of 18.03 feet to a point; thence South 78 degrees 04 min-utes 44 seconds East a distance of 41.00 feet to a point; thence South 11 degrees 51 minutes 44 seconds West a distance of 18.03 feet to a point there RUE POINT OF BEGINNING, statance of 18.03 feet to a point there POINT OF BEGINNING, statance of 18.03 feet to a point there POINT OF BEGINNING, statance of 18.03 feet to a point there POINT OF BEGINNING, statance of 18.03 feet to a point there POINT OF BEGINNING, statance of 18.03 feet to a point there POINT OF BEGINNING, statance of 18.03 feet to a point there POINT OF BEGINNING, statance of 18.03 feet to a point there POINT OF BEGINNING, statance of 18.03 feet to a point there POINT OF BEGINNING, statance of 18.03 feet to a point feet)

Solid Indel Collidium 0.017 acres (739 square feet). This Security Deed is ju-nior and inferior to the lien of that certain Secu-rity Deed dated March 31, 2005, executed by Lisa Lachman, in favor of Countrywide Home Loans, Inc., in the origi-nal principal amount of \$99,120.00 and a default under the terms of this Security Deed shall con-stitute a default under the terms of the herein-above described Security Deed. MR/ca 9/5/23 Our file no. 5790219 - FT7 08/03/2023, 08/36/2023, 08/23/2023

Gpn11

GPN11 gdp4123 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY Under gred

COUNTY Under and by virtue of the Power of Sale con-tained in a Security Deed given by Eldon Creer to Mortgage Electronic Registration Systems, Registration Systems, Inc., as grantee, as nomi-nee for NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, its suc-cessors and assigns, dat-ed September 10, 2019, recorded in Deed Book 56892, Page 112, Gwinnett County, Georgia Records made a part nereor c, reference. Tax ID #: R5015 044 The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of

Gpn11 gdp4150 NOTICE OF FORECLO-SURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PUR-POSE.

08/16/2023

08/23/2023

and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the Mote and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, includ-ing attorneys fees (notice of intent to collect attor-neys fees having been given). Your mortgage servicer, RightPath Servicing, as servicer for Nationstar Mortgage LLC, can be contacted at 888-480-2432 or by writing to 8950 Cy-press Water Blvd, Cop-pell TX 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 OBTAINED WILL BE USED FOR THAT PUR-POSE. Under and by virtue of the Power of Sale con-tained in a Security Deed given by Michele English to Mortgage Electronic Registration Systems, Inc., as nominee for Fil-deilty Bank *dyba* Fidelity Bank *dyba* Fidelity Bank *dyba* Edot dyba Pril 18, 2011 in Deed Book 50637, Page 0429, Gwinnett County, Georgia Records, modi-fied by Loan Modifica-tion recorded on Novem-ber 23, 2022 in Deed Book 60321, Page 00003, Gwin-nett County, Georgia Records, and later as-signed to Nationstar Mortgage LLC by As-signment of Security Deed recorded on August 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, 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 parties in possession of the proper-ty are Karen B. Richard-son or tenant(s); and said property is more commonly known as 52 Jordan Court, Lawrenceville, GA 30044. The sale will be conduct-ed subject (1) to confir-mation that the sale is not prohibited under the signment of Security Deed recorded on August 12, 2013 in Deed Book 52435, Page 0657, Gwin-nett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Fifty-Three Thousand Four Hundred Nineteen And 00/100 Dollars Numereen Annovember 2007 Not the set 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 October 3, 2023 the following described property: 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. Nationstar Mortgage LLC as Attorney in Fact for Karen B. Richardson McMichael Taylor Gray, LLC

lowing described proper-ty: All that tract or parcel of land lying and being in Land Lot 336 of the 4th District, Gwinnett Coun-ty, Georgia, being Lot 94, Block A of Woodgate Hills Subdivision, as per plat thereof recorded in Plat Book 113, Pages 268-270, Gwinnett County, Georgia Records, which recorded plat is incorpo-rated herein by refer-ence and made a part of the description. 3550 Engineering Drive, Peachtree Corners, GA 404-474-7149 MTG File No.: GA2023-00326 8/9 16 23 30 2023 Gpn11 gdp4148 NOTICE OF FORECLO-SURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA

rated herein by refer-ence and made a part of the description. Property Address: 3844 Sagebrush Lane, Snel-Iville, GA 30039 Tax ID #: R4336 375 The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the Manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, includ-ing attorneys fees (notice of intent to collect attor-neys fees having been Your mortgage servicer, Mr. Cooper, as servicer GEORGIA THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PUR-DOCE POSE. Under and by virtue of the Power of Sale con-tained in a Security Deed Tained in a Security Deed given by Owen L. Williams and Marlene D. Williams and Marlene D. Williams to ERA Mort-gagee dated September 26, 2001 and recorded on October 3, 2001 in Deed Book 24662, Page 0142, Gwinnett County, Geor-gia Records, modified by Loan Modification recorded on June 22, 2007 in Deed Book 48011, Page 531, Gwinnett County, Georgia Records, and later assigned to U.S. Bank Trust National As-sociation, not in its indi-vidual capacity, but sole-

given). Your mortgage servicer, Mr. Cooper, as servicer for Nationstar Mortgage LLC, can be contacted at 888-480-2432 or by writing to 8950 Cypress Water Blvd, Coppell TX 75019, to discuss possible alter-natives to avoid foreclo-sure.

ants. Truist Bank is the entity or individual designated who shall have full au-thority to negotiate, amend and modify all terms of the mortgage. Truist Bank Mortgage

terms of the mortgage. Truist Bank Mortgage Loan Servicing P.O. Box 2467 Greenville, SC 29602-2467 1-800-827-3722 Note, however, that such entity or individual is not required by law to 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 are a lien, but not yet due and payable), (b) undue 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-

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.

The sale will be conduct-ed subject to (1) confir-mation that the sale is not prohibited under the 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 iudicial 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. Truist Bank, successor by merger to SunTrust Bank as agent and Attor-nov in Eart for Trav.

Bank as agent and Attor-ney in Fact for Troy D

Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Geor-gia 30305, (404) 994-7400.

gia 30305, (404) 994-7400. 1207-1624A 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. 1207-1624A 08/09/2023, 08/16/2023, 08/23/2023, 08/30/2023