FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. 1017-6286A 08/09/2023, 08/16/2023, 08/23/2023, 08/30/2023.

GPN11 9dp4031 NOTICE OF FORECLO-SURE SALE UNDER POWER GWINNER-

GWINNETT COUNTY,

GEORGIA
Under and by virtue of the Power of Sale contained in a Security Deed given by Cynthia H. Davies and Emma E. Akoled to Mortgage Electronic Systems, Inc., a systems, Inc

September 5, 2023, the following described property:
All that tract or parcel of land lying and being in Land Lot 246 of the 5th District, Gwinnett County, Georgia, being Lot 21, Block C, formerly Block B, Creekside Estates, Unit 3, as per plat recorded in Plat Book 97, Page 82-84, Gwinnett County, Georgia Records, which plat is incorporated herein by reference 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 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 sole, as provided in Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

of infent to collect aftorneys fees having been
given).
The entity having full authority to negotiate,
amend or modify all
terms of the loan (although not required by
law to do so) is: Selene
Finance they can be contacted at (877) 735-3637
for Loss Mitigation Dept,
or by writing to 3501
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 outstanding ad valorem taxes (including taxes which are
a lien, but not yet due
and payable), any matters which might be disclosed by an accurate

closed by an accurate survey and inspection of the property, any assess-

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 possession of the property is Cynthia H. Davies or tenant(s); and said property

ant(s); and said property is more commonly known as 1206 Misty Valley Court, Lawrenceville, GA 30045.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder

the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclo-

tinguished by foreclosure.
Wilmington Savings
Fund Society, FSB, d/b/a
Christiana Trust, not individually but as trustee
for Pretium Mortgage
Acquisition Trust as Attorney in Fact for Cynthia H. Davies and
Emma E. Akoiede.
Brock & Scott, PLLC
4360 Chamblee Dunwoody Road
Suite 310
Atlanta, GA 30341
404-789-2661
B&S file no.: 21-01148

B&S file no.: 21-01148 08/09/2023

Gpn11

gdp4032 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT

COUNTY

GEORGIA, GWINNETT
COUNTY
Under and by virtue of
the Power of Sale contained in a Security Deed
given by James D Pollari
to Mortgage Electronic
Registration Systems,
Inc., as grantee, as nominee for Rocket Mortgage, LLC FKA Quicken
Loans, LLC, its successors and assigns, dated
October 12, 2021, recorded in Deed Book 59327,
Page 16, Gwinnett County, Georgia Records, as

following described prop-

Foreclosures

Foreclosures inspection of the property; all zoning ordinances gssessments; liens; en assessments; liens; en-cumbrances; restric-tions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowl-edge and belief of the un-dersigned, the owner and party in possession of the property is TOP DE-SIGNS GROUP LLC, or tenants(s).

SIGNS GROUP LLC , or tenants(s).

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.

Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (alterms of the loan (al-though not required by law to do so) is: Nextres, LLC, Loss Mitigation Dept., 12 Penns Trail Suite 138, Newtown, PA 18940, Telephone Num-ber: 858-284-4518. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured to require a secured creditor to negotiate, amend, or modify the terms of the mortgage

instrument.
NEXTRES, LLC as Attorney in Fact for TOP DESIGNS GROUP LLC BELOW

THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071
Telephone Number: Number:

Telephone (877) 813-0992 Case No. NXT-23-01417-2 Ad Run Dates 08/09/2023, Ad Ruff Dutes 8009/12/ 08/16/2023, 08/23/20 08/30/2023 08/23/20 1/selaw.com/property-listing 08/09/2023 08/16/2023 08/23/2023 08/30/2023

GPN11

GPN12

GPN12

GPN12

GPN14

GPN14

GPN15

GPN16

GPN16

GPN16

GPN17

GP curity Deed having been last sold, assigned, translast sold, assigned transferred and conveyed to US Bank Trust National Association, Not in Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust, securing a Note in the original principal amount of \$113,200.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and entire amount of said in-debtedness due and payable and, pursuant to the power of sale con-tained in said Deed, will on the first Tuesday, September 5, 2023, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: said Deed, to-wit:
All that tract or parcel of
land lying and being in
Land Lot 29 of the 6th
District of Gwinnett
County, Georgia, being
Lot 4, Block B, Unit Two,

Annistown Valley, as per plat recorded in Plat Book 24, Page 185, Gwinnett County, Georgia Records, which plat is hereby referred to and made a part of this demade a part of this description.
Said property is known as 4107 Stacy Lane, SnelIville, GA 30039, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are ing ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions,

cumbrances, zoning ordi-nances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The proceeds of said sale will be applied to the payment of said indebt-edness and all expenses of said sale as provided in said Deed, and the bal-ance, if any, will be dis-

ance, if any, will be dis-tributed as provided by

ance, it any, will be distributed as provided by law.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Sharon B. Goodman; Stanley Evans, successor in interest or fenant(s). US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust as Attorney-in-Fact for Sharon B. Goodman and Stanley Evans. File no. 19-074681
LOGS LEGAL GROUP LLP*
Attorneys and Counselors at Law 211 Perimeter Center

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

(770) 220-2535
https://www.logs.com/
*THE LAW FIRM IS
ACTING AS A DEBT
COLLECTOR. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.

Gpn11
gdp3642
NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
By virtue of a Power of
Sale contained in that
certain Security Deed
from SAROJ K. PATEL
and KETAN PATEL to
U.S. BANK NA, dated
November 4, 2013,
recorded November 21, U.S. BANK NA , dated November 4, 2013, recorded November 21, 2013, in Deed Book 52654, Page 753, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Three Hundred Thirty-Six Thousand Seven Hunof Three Hundred Thirty-Six Thousand Seven Hun-dred and 00/100 dollars (\$336,700.00), with inter-est thereon as provided for therein, said Security Deed having been last sold, assigned and trans-ferred to Federal Home Loan Mortgage Corpora-tion, as Trustee for the

benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2020-1, there will be sold at pubthere will be sold at pub-lic outcry to the highest bidder for cash at the Gwinnett County Court-house, within the legal hours of sale on the first Tuesday in September, 2023, all property de-scribed in said Security Deed including but not limited to the following limited to the following described property:

Foreclosures

9075

9075

described property:

ALL THAT TRACT OR
PARCEL OF LAND LYING AND BEING IN
LAND LOT 2 OF THE
IST DISTRICT, GMD
1749-3, GWINNETT
COUNTY, GEORGIA,
BEING LOT 160, BLOCK
A. UNIT ONE LAKE
VIEW AT HAMILTON
MILL SUBDIVISION, AS
PER PLAT THEREOF
RECORDED IN PLAT
BOOK 119, PAGES 225232, GWINNETT COUNTY, GEORGIA
RECORDE, WHICH
RECORDED PLAT IS
INCORPORATED
HEREIN BY REFER
ENCE AND MADE A
PART OF THIS DESCRIPTION.
Said legal description be-

SCRIPTION.
Said legal description being controlling, however the property is more commonly known as 2395
LAKE COVE COURT, BUFORD, GA 30519.
The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in de-

ness remaining in de-fault, this sale will be made for the purpose of made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed Said property will be sold

on an as-is basis without any representation, war-ranty or recourse against ranty or recourse against the above-named or the sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; toovenants, and

assessments; lens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.
To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is SAROJ K. PATEL, or tenants(s).
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the

JAMES KNIGHT
THE BELOW LAW
FIRM MAY BE HELD
TO BE ACTING AS A
DEBT COLLECTOR,
UNDER FEDERAL
LAW. IF SO, ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.
Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. QKN-22-05963-3 Ad Run Dates 08/09/2023, 08/16/2023, 08/30/2023 rlselaw.com/property-listing

ed subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Select Portfolio Servicing, Inc., Loss Mitigation Dept., 2217 S. Decker Lake Dr., Salt Lake City, UT 84119, Telephone Number: 888-18-6032. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.
FEDERAL HOME LOAN MORTGAGE CORPORA-Instrument.
FEDERAL HOME LOAN
MORTGAGE CORPORATION, AS TRUSTEE
FOR THE BENEFIT OF
THE FREDDIE MAC
SEASONED LOANS
STRUCTURED TRANSACTION TRUST, SEPLES 200.1 RIES 2020-1

as Attorney in Fact for SAROJ K. PATEL, KE-TAN PATEL FIRM MAY BE HELD
TO BE ACTING AS A
DEBT COLLECTOR,
UNDER FEDERAL
LAW. IF SO, ANY INFORMATION OB-TAINED WILL BE USED FOR THAT PUR-

Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071

30071
Telephone Number: (877) 813-0992 Case No. SPS-23-01406-6
Ad Run Dates 08/09/2023, 08/16/2023, 08/23/2023, 08/30/2023 rlselaw.com/property-

08/16/2023 08/30/2023

GPn11 gdp3664 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT

BY STEP AS NOMI-TION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR QUICKEN LOANS INC., dated June 8, 2019, recorded June 21, 2019, in Deed Book 56678, Page 800, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Eleven been given to secure a Note of even date in the original principal amount of One Hundred Eleven Thousand Nine Hundred Twenty-Five and 00/100 dollars (\$111,925.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Rocket Mortgage, LLC fik/a Quicken Loans, LlC fik/a Quicken LlC fik/a Quicken LlC fik/a Quicken Loans, LlC fik/a Quicken LlC fi

LAKE CARLTON FOR FISHING PURPOSES ONLY: SAID FISHING PURPOSES ONLY: SAID FISHING PRIVILEGES SHALL EXTEND TO THE GRANTEE AND TO THEIR IMMEDIATE FAMILY, THE SAID GRANTEES MAY INVITE AS MANY AS TWO (2) ADDITIONAL PERSONS AT ANY ONE TIME TO FISH AT SAID LAKE. IT IS FURTHER AGREED THAT THE GRANTEES SHALL PAY TO THE GRANTOR THE SUM OF TEN DOLLARS (10.00) PER YEAR TO BE USED BY THE GRANTOR FOR THE MAINTENANCE OF SAID LAKE. SAID LAKE.
Said property is known
as 3811 Lake Carlton Rd,
Loganville, GA 30052, to
gether with all fixtures
and personal property attached to and constituting a part of said property, if any.
Said property will be sold
subject to any outstandsaid property will be sold ing ad valorem taxes (in-cluding taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might TY, GEORGIA
RECORDS, WHICH
RECORDED PLAT IS
INCORPORATED
HEREIN BY REFERENCE AND MADE A
PART OF THIS DESCRIPTION; BEING IMPROVED PROPERTY
KNOWN AS 2157 LAKE any nathers which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided RIDGE TERRACE AC-CORDING TO THE PRESENT SYSTEM OF PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA. Said legal description being controlling, however the property is more commonly known as 2157 LAKE RIDGE TER, LAWRENCEVILLE, GA 30043. of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.

The sale will be conducted subject (1) to confir-

indebtedness mation that the sale is cured by said Security Deed has been and is hereby declared due benot prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the stahereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the tion and audit of the sta-tus of the loan with the secured creditor. The property is or may be in the possession of Gina H. Wright, succes-sor in interest or tenant (s). Rocket Mortgage, LLC fk/ta Quicken Loans, LLC

9075

Foreclosures

vided for under the terms of the Security

rough of the Security Deed.
Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an inspection of the property; all zoning ordinances;

ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is JAMES KNIGHT, or tenants(s). The sale will be conductive.

KNIGHT, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.

holder of the Security Deed.

The entity having full authority to negotiate, amend or modify all terms of the loan (all terms of the loan (all terms of the loan (all terms of the loan) (all terms of the mortgage instrument.

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS, ILC AMES EVICENT (all terms of the mortgage instrument).

as Attorney in Fact for JAMES KNIGHT

Attorney Contact: Rubin Lublin, LLC, 3145 Avalon

debtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, September 5, 2023, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: Land situated in the County of Gwinnett in the State of GA ALL THAT TRACT OR AND BEING IN LAND LOT 127 OF THE STH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING SHOWN ON A PLAT BY H. L DUNAHOO, SUR-VEYOR, DATED FEBRUARY 12TH AND 13TH, 1947 AS LOT NUMBER FOURTEEN (14), SECTION D, OF THE PROPERTY OF C. O. EDWARDS.
SAID PLAT IS RECORDED IN PLAT BOOK G, PAGE 57, RECORDS OF GWINNETT COUNTY, RECORDS OF GWINNETT COUNTY, RECORDS OF GWINNETT COUNTY, RECORDS OF GWINNETT COUNTY, GEORGIA, AND IS BY REFERENCE INCORPORATED HEREIN AS A PART OF THE DE-

ERENCE INCORPORATED HEREIN AS A PART OF THE DESCRIPTION OF SAID PROPERTY.

PROPERTY.
IT IS HEREBY
AGREED BETWEEN
THE PARTIES THAT
THE GRANTEE SHALL
HAVE THE USE OF
LAKE CARLTON FOR
FISHING PURPOSES
ONLY SALD EISHING

ordinances;

f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. as Attorney-in-Fact for Gina H. Wright File no. 23-080743 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA 30346 (770) 220-2535

Foreclosures

(770) 220-2535 https://www.logs.com/ https://www.logs.com/
*THE LAW FIRM IS
ACTING AS A DEBT
COLLECTOR. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.
07/26/2023
08/02/2023
08/02/2023
08/03/2023
08/32/2023
08/33/2023

Gpn11 9dp3974 NOTICE OF FORECLO-SURE SALE UNDER POWER

SURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA Under and by virtue of the Power of Sale contained in a Security Deed given by Top Designs Group, LLC by member Richard Walker to NVestor Funding, Inc. Added March 23, 2022, and recorded in Deed Book 59813, Page 00306, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Three Hundred Thirty-Nine Thousand Five Hundred and 0/100 dollars (\$339,500.00), with interest thereon as set forth sand Five Hundred and Onlors (\$339,500.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett Courth.

County, Georgia, within the legal hours of sale on September 5, 2023, the following described propseptember 5, 2023, me following described property:
All that tract or parcel of land lying and being in Land Lot 74 of the 6th District of Gwinnett County, Georgia, and being more particularly described as follows:
Beginning at an iron pin located at the northwesterly corner of Lot 1,
Block "B", Lincolnshire Estates, Unit One, as recorded in Plat Book "V", Page 40, Gwinnett County, Georgia records, (said plat is hereby incorporated herein by reference); thence running northeasterly along the line of said Lincolnshire Estates Subdivision, a distance of 1,338.4 feet to a point. Thence running northwesterly a distance

Estates Subdivision, a distance of 1,338.4 feet to a point. Thence running northwesterly a distance of 133.02 feet to a point; thence running south 60 degrees 38 minutes west a distance of 1,338.5 feet to a point; thence running southesoft a distance of 1,338.5 feet to a point; thence running southeosterly a distance of 155.64 feet to an iron pin at the point of beginning.

Tax ID#: R6074-012
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner 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 expenses of this sale, as provided in Security Deed and by law, including aftorneys fees (notice of intent to collect attorneys fees having been given).

The entity having full authority to negotiate, amend or modify all

thority to negotiate, amend or modify all terms of the loan (although not required by mougn not required by law to do so) is: Nvestor Funding, Inc they can be contacted at (480) 369-9351 for Loss Mitigation Dept, or by writing to 40 W Baseline Rd Ste 206, Tempe, AZ 85283, to discuss possible attentions Tempe, AZ 85283, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, zoning ordinances, brances, zoning ordinances, restrictions, covenants, and matters of record supprior nances,

of record superior to the Security Deed first set Security Deed first set out above.
To the best knowledge and belief of the undersigned, the party in possession of the property is Top Design Group, LLC or tenant(s); and said property is more commonly known as 1552 Todd Lane, Lilburn, GA 30047.

30047. The sale will be conduct-The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extion or other lien not ex tinguished by foreclo-Nyestor Funding, Inc. as Attorney in Fact for Top Designs Group, LLC by member Richard Walk-

er. Brock & Scott, PLLC 4360 Chamblee D woody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&s file no.: 23-07830 08/09/2023 08/16/2023 08/30/2023

GPN11 gdp3975 NOTICE OF FORECLO-SURE SALE UNDER POWER GWINNETT COUNTY, GWINNETT COUNTY, GEORGIA Under and by virtue of the Power of Sale contained in a Security Deed given by Phillip E. Mann to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Mid-Atlantic Financial Services Inc., dated March 12, 2009, and recorded in Deed Book 49357, Page 736, Gwinnett County, Georgia Records, as last transferred to PHH Mortgage Corporation by assignment recorded on October 4, 2019 in Book 56931 Page 193 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the County, Georgia Records, conveying the Records, conveying the after-described property to secure a Note in the original principal amount of Eighty-Nine Thousand Nine Hundred Fourten and 0/100 dollars (\$89,914.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on September 5, 2023, the following described property:

9075 Foreclosures ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 167 OF THE LAND LOT 167 OF THE
6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 9,
BLOCK C, HAMPSHIRE
HILLS SUBDIVISION,
UNIT III, AS PER PLAT
RECORDED IN PLAT
BOOK Q, PAGE 69-A,
GWINNETT COUNTY,
GEORGIA RECORDS,
WHICH RECORDED
PLAT IS INCORPORATED HEREIN BY THIS (e) liens,

ED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION. SAID PROPERTY BEING KNOWN AS 1143 SOUTH MINISTER DRIVE ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGÍA. The debt secured by said security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including aftorneys fees (notice of intent to collect aftorneys fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: PHH Mortgage Corporation they can be contacted at 1-800-750-2518 for Loss Mitigation Dept, or by writing to 1661 Worthing-ton Rd., Ste. 100, West Palm Beach, Florida 3409, to discuss possible alternatives to avoid force/sure page 100 processive page 1

alternatives to avoid foreclosure. Said property will be sold sublect to amy outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assesments, liens, encum brances, zoning ordinances, restrictions, covenants, and matters brances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

To the best knowledge and belief of the undersigned, the party in possession of the property is Phillip E. Mann or tenant(s); and said property is more commonly

is more commonly known as 1143 S Minister known as 1143 S Minister Dr, Tucker, GA 30084. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure.

sure. PHH Mortgage Corpora-tion as Attorney in Fact for Phillip E. Mann. Brock & Scott, PLLC 4360 Chamblee Dun-woody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-18116 08/09/2023 08/16/2023

08/30/2023 Gpn11

GPN11

gdp4027

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Sale contrained in a Security Deed given by Charles Rayford to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Summit Funding, Inc., as grantee, as nominee for Summit Funding, Inc., as grantee as nominee for Summit Funding, Inc., consisted in Deed Book Sal01 Page Sa3 Gwinnett County, Georgia records; as last transferred to or acquired by Summit Funding, Inc., conveying the offerdescribed property to secure a Note in the original principal amount of \$375,365.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of said month unless said date falls on a Federal Holiday, in which case date falls on a Federal Holiday, in which case being the first Wednes-day of said month), the following described prop-erty:

All that tract or parcel of land lying and being in Land Lot 18 of the 7th District, Gwinnett Coun-District, Gwinnett County, Georgia, being Lot 14, Block A, Apalachee Station, Phase I, as per plat recorded in Plat Book 109, Pages 196-198, lost revised in Plat Book 120, Pages 29-31, Gwinnett County, Georgia records, which plats are incorporated herein by reference and made a part hereof.

ence and made a part hereof.

Also known by street and number 810 Valla Crucis Lane, Dacula, GA 30019. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and 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, approvided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

Said property is commonly known as 810 Valla Crucis Lane, Dacula, GA 30019 together with all fixtures and personal

GA 30019 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subleat property is (are): Charles M Rayford and lay N Andrews or ten-Joy N. Andrews or tenant or tenants.
PHH Mortgage Corpora-PHH Mortgage Corporation is the entity or individual designated who
shall have full authority
to negotiate, amend and
modify all terms of the
mortgage.
PHH Mortgage Corporation 1661 Worthington Rd
Suite 100 West Palm
Beach, FL 33409 (800)
750-2518
Note, however, that such

Note, however, that such entity or individual is not entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien 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 any assessments, encumbrances, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject to (1) confirmation that the sale is set prohibited under the

Foreclosures

9075

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

Summit Funding, Inc. as agent and Attorney in Fact for Charles Rayford Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Altanta, Georgia 30305, (404) 994-7400. 1017-6229A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-6229A

Gpn11

Gpn11
gdp4028

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
PUrsuant to the Power of Sale contained in a Security Deed given by Mario A. Hernandez to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Just Mortgage Inc., its successors and assigns dated 3/31/2006 and recorded in Deed Book 46428 Page 810 Gwinnett County, Georgia records; as last transferred to or acquired by Wilmington Trust, National Association, as Successor Indenture Trustee for the SACO I Series 2006-8, conveying the after-described property to secure a Note in the original principal amount of \$29,430.00, with interest the rate specified secure a Note in the original principal amount of \$29,430.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on September 5, 2023 (being the first Tuesday of said month unless said date falls on a Federal Hollday, in which case being the first Wednesday of said month), the following described property:

day of soid month), the following described property:
ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 179 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 88, BLOCK "A", COPPERFIELD SUBDIVISION, UNIT I, AS PER PLAT RECORDED IN PLAT BOOK 58, PAGE 213, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATIED HEREIN BY REFERNCE AND MADE A PART OF THIS DESCRIPTION.
This foreclosure is subject to that Security Deed dated March 31, 2006, filed of record April 27, 2006 in Deed Book 46428, Page 785, Gwinnett County, Georgia records, from Marcia A Hernan-

County, Georgia records, from Mario A. Hernan-County, Georgia records, from Mario A. Hernandez to Mortgage Electronic Registration Systems, Inc. as nominee for Just Mortgage, Inc., in the original principal amount of \$117,720.00. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Mote and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, includ-Deed and by law, includ-ing attorneys fees (notice

ing attorneys fees (notice of intent to collect attorneys fees having been given).
Said property is commonly known as 1185 Kibbe Circle, Lawrenceville, GA 30044 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best ty, if any. To the best knowledge and belief of Knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Mario A. Hernandez and Saida R. Hernandez or tenants. PHH Mortgage Corporation is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

modify all terms of the mortgage. PHH Mortgage Corporation 1661 Worthington Rd Suite 100 West Palm Beach, FL 33409 (800) 750-2518 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold Interins of me loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any sessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents many not phove

ed in Deed Book 5/32//, Page 16, Gwinnett County, Georgia Records, as last transferred to Rocket Mortgage, LLC f/k/a Quicken Loans, LLC by assignment recorded in Deed Book 606/78, Page 876, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED THIRTY-EIGHT THOUSAND AND 0/100 DOLLARS (\$238,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative within the le such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in September, 2023, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HERE-

The debt secured by said Security Deed has been 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 above. Wilmington Trust, National Association, as Successor Indenture Trustee to Citibank, N.A. as Indenture Trustee for

9075 Foreclosures manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C. G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matter which provided the control of the con 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, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1017-6286A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE

and payable), the right of redemption of any taxing authority, any mathers which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any mathers of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Rocket Mortgage, LLC is the holder of the Security authors and the superior and superior and the superior and the superior and the superior and s

is the holder of the Secu-rity Deed to the property rity Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Rocket Mortgage, LLC, 1050 Woodward Avenue, Detroit, MI 48226, 734-805-7125.

Note, however, that such

7125.
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 James D Pollari or a ten-

James D Pollari or a tenant or tenants and said property is more commonly known as 1612 Cregon Ct, Lawrenceville, Georgia 30043. Should a conflict arise between the property address and the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

holder of the security deed.
Rocket Mortgage, LLC dead Rocket Mortgage, LLC as Attorney in Fact for James D Pollari McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-line.net

www.foreclosurehot-line.net EXHIBIT A Tax Id Number(s): 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 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, BOOK 87, PAGE 55, GWINNETT COUNTY, GWINNETT COUNTY, GEORGIA, RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE FOR A MORE DETAILED DESCRIPTION.

TION.
Commonly known as:
1612 Cregon Cf,
Lawrenceville, GA 300436996
THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION
NUMBER LISTED ARE
PROVIDED SOLELY
FOR INFORMATIONAL
PURPOSES.
MR/i.d 9/5/23
Our file no. 23-11971GA -

MR/j.d 9/5/23 Our file no. 23-11971GA -FT1 08/16/2023, 08/09/2023,

08/23/2023, 08/30/2023. Gpn11 gdp4039 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY

GEORGIA, GWINNETT COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Chonfong Paul Yang to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for First Franklin Financial Corp., An Op. Sub. Of MLB&T Co., FSB, its successors and assigns, dated January 12, 2007, recorded in Deed Book 47486, Page 639, Gwinnett County, Georgia Records, as last transferred

transferred to First Franklin Mortgage Loan Asset-Backed Certificates, Series 2007-FFC, U.S. Bank National Association, as Trustee, successor in interest to Bank of America, N.A., as Trustee, successor 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 Country, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of FORTY-ONE THOU-SAND AND 0/100 DOL-LARS (\$41,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett Country, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in September, 2023, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HERE-OF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the Note and Security Deed has been and is hereby declared fue because of, among other possible events of default, failure to pay the indebtedness as and when due and in the Note and Security Deed. The debt security Deed has been and elder 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-

Title pursuant to O.C.G.A.

§ 13-1-11 having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, out any representation, warranty or recourse against the above-named or the undersigned. First Franklin Mortgage Loan Trust, Mortgage

9075 Foreclosures Loan Asset-Backed Cer

Loan Asset-Backed Certificates, Series 2007-FFC, U.S. Bank National Association, as Trustee, successor in interest to Bank of America, N.A., as Trustee, successor by merger to LaSalle Bank National Association, as Trustee is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicina LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, 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 undersigned, the party in possession of the property is Chonfong Paul Yang or a tenant or tenants and said property is more commonly known as 1825 Abinger Ln, Lawrenceville, Gergia 30043. Should a conflict arise between the property address and the legal description will control.

gal description the legal description will control. description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

deed. First Franklin Mortgage First Franklin Mortgage Loan Asset-Backed Cer-tificates, Series 2007-FFC, U.S. Bank Notional 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

National Association, as Trustee as Attorney in Fact for Chonfong Paul Yang McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-line.net ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING KNOWN AS LOTTOUNTY, GEORGIA, BEING KNOWN AS LOTTOUNTY, GEORGIA RECORDED AT PLATBOOK 57, PAGE 72, GWINNETT COUNTY, GEORGIA RECORDES AND PLATBEORGIA RECORDES AND PLATBOOK S7, PAGE 73, GWINNETT COUNTY, GEORGIA RECORDS SAID PLATBEING INCORPORATED HEREIN CORPORATED HEREIN

SAID PLAT BEING INCORPORATED HEREIN
BY REFERENCE
THERETO.
SUBJECT TO THAT
CERTAIN SECURITY
DEED FROM CHONFONG PAUL YANG TO
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.,
AS GRANTEE, AS NOMINEE FOR FIRST
FRANKLIN FINANCIAL
CORP., AN OP. SUB. OF
MLB&T CO., FSB, ITS
SUCCESSORS AND AS.
SUCCESSORS AND AS.
UARY 12, 2007, AND
RECORDED IN DEED
BOOK 47486, PAGE 620,
GWINNETT COUNTY,
GEORGIA RECORDS.
MR/Chr 9/5/23
OUT file no. 23-11523GA FT7
08/09/2023,
08/16/2023, 08/16/2023,

08/09/2023, 08/16/ 08/23/2023, 08/30/2023. Gpn11

9dp4041 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY Pursuant to the Power of

Pursuant to the Power of Sale contained in a Security Deed given by Deborah D Bryant to Navy Federal Credit Union dated 7/20/2017 and recorded in Deed Book 55287 Page 0854 Gwinnett County, Georgia records as last fransferred to or acquired by Navy Feder-oll Credit Union, conveyacquired by Navy Feder-al Credit Union, convey-ing the afterdescribed property to secure a Note in the original prin-cipal amount of \$147,200.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthuse 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 Wednesday of said month), the day of said month), the following described prop-

GOVERNMENT OF THE PROPERTY OF ED HEREIN BY REFERENCE

ED HEREIN BY THIS
REFERENCE AND
MADE A PART OF THIS
DESCRIPTION. SAID
PROPERTY BEING
KNOWN AS 1539 LONGWOOD DRIVE ACCORDING TO THE PRESENT
SYSTEM OF NUMBERING PROPERTY IN
GWINNETT COUNTY,
GEORGIA
The debt secured by said
security Deed has been
and is hereby declared
due because of, amond
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

made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including afformeys fees (notice of intent to collect afformeys fees having been given).

Said property is commonly known as 1539
Longwood Drive, Lawrenceville, GA 30043 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Deborah D Bryant or tenant or tenants. Navy Federal Credit Union is the entity or individual designated who shall have full authority to negotiate, amend and

to negotiate, amend and modify all terms of the

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 negotiate, amend or modify the terms of the loan. Said property will be sold the terms of the loan.
Said property will be sold
subject to: (a) any outstanding ad valorem taxes (including taxes which
are a lien, but not yet
due and payable), (b) unpaid water or sewage