

9075 Foreclosures

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bills that constitute a lien against the property whether due and payable or not yet due and payable and which may be redeemed by the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

9075 Foreclosures

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NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Eileen Brown to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Irwin Mortgage Corporation, its successors and assigns, dated 3/7/2006 and recorded in Deed Book 46294 Page 199 and modified at Deed Book 56334 Page 706 Gwinnett County, Georgia records;

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being the first Wednesday of said month, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 159 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, DESCRIBED AS BLOCK B, OAK CROSSING, UNIT 1, AS PER PLAT RECORDED IN PLAT BOOK 118, PAGES 181-182, GWINNETT COUNTY RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE.

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Snellville, GA 30078 together with all fixtures and personal property attached to and constituting a part of said property, including but not limited to knowledge and belief of the undersigned, the party (or parties) in possession of the subject property (as is or are); Susan Gheen Thomas or tenant or tenants.

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tion Department 3637 Sentara Way Virginia Beach, VA 23452 800-909-9525
Note, however, that such individual is not required by law to negotiate, amend or modify the terms of the loan.

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nee for Fairway Independent Mortgage Corporation, its successors and assigns dated 9/15/2020 and recorded in Deed Book 5799, Page 819 Gwinnett County, Georgia records; as last transferred to or acquired by Lonebridge Financial, LLC, conveying the after-described property to secure a Note in the original principal amount of \$382,500.00, 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, 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 following described property:

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ing 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.

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

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877-768-3759
Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend or modify the terms of the mortgage.

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NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Maria Camacho to Mortgage Electronic Registration Systems, Inc. as nominee SunTrust Mortgage, Inc. d/b/a Sun America Mortgage, its successors and assigns, dated July 28, 2006, recorded in Deed Book 46909, Page 733, Gwinnett County, Georgia records, as last transferred to Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually as trustee, but as Trustee of the Primum Mortgage Acquisition Trust by assignment recorded in Deed Book 53669, Page 457, Gwinnett County, Georgia records, conveying the after-described property to secure a Note in the original principal amount of \$129,500.00, with interest thereon at the rate of FIFTY-FIVE THOUSAND SIX HUNDRED AND 0/100 DOLLARS (\$255,600.00), with interest thereon, as set forth herein, to be sold by public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday of said month, 2023, the following described property:

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ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 321 OF THE 4TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 25, BLOCK A, OF PEMBERTON FARMS, AS PER PLAT RECORDED IN PLAT BOOK 109, PAGE 128-129, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

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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.

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Snellville, GA 30052 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): Jermaine Dumas and Bridget Dumas, as joint tenants, Foy Servicing, LLC is the entity or individual designated who shall have full authority to negotiate, amend or modify all terms of the mortgage.

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