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seconds West a distance of 41.00 feet to a point; thence North 11 degrees 51 minutes 48 seconds East a distance of 18.03 feet to a point; thence South 78 degrees 04 minutes 44 seconds East a distance of 41.00 feet to a point; thence South 11 degrees 51 minutes 48 seconds West a distance of 18.03 feet to a point and the TRUE POINT OF BEGINNING. The tract containing 0.017 acres (.739 square feet).

This Security Deed is junior and inferior to the lien of that certain Security Deed recorded in Deed Book 31, 2005, executed by Lisa Lachman, in favor of Countrywide Home Loans, Inc., in the original principal amount of \$99,120.00 and a default under the terms of this Security Deed shall constitute a default under the terms of the hereinabove described Security Deed.

MR/cr ca. 5/29/23  
Doc file no. 97929 - FT7  
08/09/2023, 08/16/2023, 08/23/2023, 08/30/2023.

**Gpn11 9dp4128 NOTICE OF SALE UNDER POWER, GWINNETT COUNTY**

Under and by virtue of the Power of Sale contained in a Security Deed given by the undersigned Umusu to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Chase Mortgage Corporation, its successors and assigns, dated August 11, 2022, recorded in Deed Book 60140, Page 363, Gwinnett County, Georgia Records, as last transferred to Lakeview Loan Servicing, LLC by assignment recorded in Deed Book 60222, Page 40, Gwinnett County, Georgia Records, conveying the after-described property to secure a debt in the original principal amount of TWO HUNDRED EIGHTY-SIX THOUSAND SEVEN HUNDRED ELEVEN AND 0/100 DOLLARS (\$286,711.00), with interest thereon as set forth therein, there will be a public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such other 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:

THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 215 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 25, BLOCK A, COLD WATER CREEK SUBDIVISION, UNIT ONE, AS PER PLAT THEREON RECORDED IN PLAT BOOK 91, PAGE 267, GWINNETT COUNTY, GEORGIA RECORDS; WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE THERETO.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the 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, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property is commonly known as 1196 Whitley Mill Lane, Lawrenceville, GA 30045 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 parties in possession of the subject property is (are): Geneva Grant or tenant or tenants.

PHH Mortgage Corporation is the entity or individual designated who shall have full authority to negotiate, amend or 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 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, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record including, but not limited to, those 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 O.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 may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

Deutsche Bank National Trust Company, as Trustee for GSAA Home Equity Trust 200615, Asset-Backed Certificates, Series 2006-15, as agent and Attorney in Fact for Geneva Grant, Aldridge Pite, LLP, Six Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Karen B. Richardson to Mortgage Electronic Registration Systems, Inc., as nominee for Pine State Mortgage Corporation dated April 21, 2003 and recorded in Deed Book 32122, Page 0103, Gwinnett County, Georgia Records, and later assigned to Nationstar Mortgage, LLC by Assignment of Security Deed recorded on July 12, 2023 in Deed Book 60693, Page 00476, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Ninety Thousand And 00/100 Dollars (\$90,000.00), with interest thereon as set forth therein, there will be a 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:

All that tract or parcel of land lying and being in Land Lot 177 of the 7th District, Gwinnett County, Georgia, being Unit 1 in the Building and Conveyance at Mill Creek Subdivision, as per plat recorded in Plat Book 96, Page 61, revised at Plat Book 112, Page 89, Gwinnett County, Georgia Records, which plat is incorporated herein and made a part hereof by reference.

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Bank National Trust Company, as Trustee for GSAA Home Equity Trust 2006-15, Asset-Backed Certificates, Series 2006-15, conveyed to the after-described property to secure a Note in the original principal amount of \$156,000.00, with interest thereon as specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at 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 the first Wednesday of said month), the following described property:

THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 215 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 25, BLOCK A, COLD WATER CREEK SUBDIVISION, UNIT ONE, AS PER PLAT THEREON RECORDED IN PLAT BOOK 91, PAGE 267, GWINNETT COUNTY, GEORGIA RECORDS; WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE THERETO.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the 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, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property is commonly known as 1196 Whitley Mill Lane, Lawrenceville, GA 30045 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 parties in possession of the subject property is (are): Geneva Grant or tenant or tenants.

PHH Mortgage Corporation is the entity or individual designated who shall have full authority to negotiate, amend or 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 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, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record including, but not limited to, those 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 O.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 may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

Deutsche Bank National Trust Company, as Trustee for GSAA Home Equity Trust 200615, Asset-Backed Certificates, Series 2006-15, as agent and Attorney in Fact for Geneva Grant, Aldridge Pite, LLP, Six Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Karen B. Richardson to Mortgage Electronic Registration Systems, Inc., as nominee for Pine State Mortgage Corporation dated April 21, 2003 and recorded in Deed Book 32122, Page 0103, Gwinnett County, Georgia Records, and later assigned to Nationstar Mortgage, LLC by Assignment of Security Deed recorded on July 12, 2023 in Deed Book 60693, Page 00476, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Ninety Thousand And 00/100 Dollars (\$90,000.00), with interest thereon as set forth therein, there will be a 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:

All that tract or parcel of land lying and being in Land Lot 177 of the 7th District, Gwinnett County, Georgia, being Unit 1 in the Building and Conveyance at Mill Creek Subdivision, as per plat recorded in Plat Book 96, Page 61, revised at Plat Book 112, Page 89, Gwinnett County, Georgia Records, which plat is incorporated herein and made a part hereof by reference.

Deutsche Bank National Trust Company, as Trustee for GSAA Home Equity Trust 200615, Asset-Backed Certificates, Series 2006-15, as agent and Attorney in Fact for Geneva Grant, Aldridge Pite, LLP, Six Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Karen B. Richardson to Mortgage Electronic Registration Systems, Inc., as nominee for Pine State Mortgage Corporation dated April 21, 2003 and recorded in Deed Book 32122, Page 0103, Gwinnett County, Georgia Records, and later assigned to Nationstar Mortgage, LLC by Assignment of Security Deed recorded on July 12, 2023 in Deed Book 60693, Page 00476, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Ninety Thousand And 00/100 Dollars (\$90,000.00), with interest thereon as set forth therein, there will be a 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:

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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, including attorney's fees (notice of intent to collect attorney's 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 Cypress Water Blvd, Coppell TX 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 survey and inspection of the property, any assessments, liens, encumbrances, 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 parties in possession of the property are Karen B. Richardson or tenant(s); and said property is more commonly known as 52 Jordan Court, Lawrenceville, GA 30044.

The sale will be conducted subject to (1) 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. Pursuant to O.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 may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

Nationstar Mortgage LLC as Attorney in Fact for Michele English/McMichael Taylor Gray, 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 404-474-7149 MTG File No.: GA2023-00326 16 23 30 2023

**Gpn11 9dp4150 NOTICE OF FORECLOSURE SALE UNDER POWER, GWINNETT COUNTY, GEORGIA**

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Chase Mortgage to Mortgage Electronic Registration Systems, Inc., as nominee for Fidelity Bank db/a Fidelity Bank Mortgage dated April 13, 2011 and recorded on April 18, 2011 in Deed Book 50637, Page 0429, Gwinnett County, Georgia Records, modified by Loan Modification recorded on November 23, 2022 in Deed Book 60321, Page 00003, Gwinnett County, Georgia Records, and later assigned to Nationstar Mortgage LLC by Assignment of Security Deed recorded on August 18, 2022 in Deed Book 52435, Page 0657, Gwinnett 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 (\$153,419.00), 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 October 3, 2023, the following described property:

All that tract or parcel of land lying and being in Land Lot 123 of the 5th District, Gwinnett County, Georgia, being Lot 94, Block A of Woodgate Hills Subdivision, as per plat recorded in Plat Book 113, Pages 266-270, Gwinnett County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of the description. Property Address: 3844 Sapebrush Lane, Snellville, GA 30039 Doc ID #: R5053475

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, including attorney's fees (notice of intent to collect attorney's fees having been 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 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, 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 parties in possession of the property are Michele English or tenant(s); and said property is more commonly known as 3844 Sapebrush Lane, Snellville, GA 30039.

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 O.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 may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

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**Gpn11 9dp4155 NOTICE OF SALE UNDER POWER, GWINNETT COUNTY**

Pursuant to the Power of Sale contained in a Security Deed given by Troy D Brown to Mortgage Electronic Registration Systems, Inc., as nominee for Brand Mortgage Group, LLC, its successors and assigns dated 7/6/2016 and recorded in Deed Book 52000, Page 00000, Gwinnett County, Georgia records; as last transferred to or acquired by Trust Bank, successor by merger to Trust Bank, conveyed in the after-described property to secure a Note in the original principal amount of \$94,133.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on September 5, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case the first Wednesday of said month), the following described property:

All that tract or parcel of land lying and being in Land Lot 212 of the 5th District, Gwinnett County, Georgia, being Lot 76, Block A, Stephens Point Subdivision, Phase II, according to Plat of survey recorded in Plat Book 53, Page 0195 and revised at Plat Book 61, Page 201, Gwinnett County, Georgia, records, which Plat and the record thereof are incorporated herein by reference thereto. Subject Property Address: 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 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, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property is commonly known as 1110 Robert Pointe Way, Lawrenceville, GA 30045 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 parties in possession of the subject property is (are): Troy D Brown or tenant or tenants.

Trust Bank is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. Trust 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 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, 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 any assessments, 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 O.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 may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

Trust Bank, successor by merger to SunTrust Bank as agent and Attorney in Fact for Troy D Brown, Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Chase Mortgage to Mortgage Electronic Registration Systems, Inc., as nominee for Fidelity Bank db/a Fidelity Bank Mortgage dated April 13, 2011 and recorded on April 18, 2011 in Deed Book 50637, Page 0429, Gwinnett County, Georgia Records, modified by Loan Modification recorded on November 23, 2022 in Deed Book 60321, Page 00003, Gwinnett County, Georgia Records, and later assigned to Nationstar Mortgage LLC by Assignment of Security Deed recorded on August 18, 2022 in Deed Book 52435, Page 0657, Gwinnett 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 (\$153,419.00), 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 October 3, 2023, the following described property:

All that tract or parcel of land lying and being in Land Lot 123 of the 5th District, Gwinnett County, Georgia, being Lot 94, Block A of Woodgate Hills Subdivision, as per plat recorded in Plat Book 113, Pages 266-270, Gwinnett County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of the description. Property Address: 3844 Sapebrush Lane, Snellville, GA 30039 Doc ID #: R5053475

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, including attorney's fees (notice of intent to collect attorney's fees having been given).

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hereby referred to and made a part of this description. Said property is known as 1827 Shaker Falls Road, Douglasville, GA 30045, 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 a lien, whether or not of record), 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 in said Deed, and the balance, if any, will be distributed as provided by law.

The sale will be conducted subject to (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. Pursuant to O.C.G.A. Section 9-13-111 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), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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Records, said plat being incorporated herein and made a part hereof by reference. MR/cry 9/5/23 Doc file no. 51568406 - FT3 08/09/2023, 08/16/2023, 08/23/2023, 08/30/2023.

**Gpn11 9dp4216 NOTICE OF SALE UNDER POWER, GWINNETT COUNTY**

Under and by virtue of the Power of Sale contained in a Security Deed given by Alfredo L Burns and Derrick Williams to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Broker Solutions, Inc., dba New American Funding, its successors and assigns, dated October 18, 2006 and recorded in Deed Book 59312, Page 115, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of FOUR HUNDRED NINETY-FIVE THOUSAND NINE HUNDRED AND 0/100 DOLLARS (\$495,900.00), 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 legal hours of sale on the first Tuesday in September, 2023, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF. 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, including attorney's fees (notice of intent to collect attorney's fees 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), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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ING AND BEING IN LAND LOT 294 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 294, CLURE PLACE, PHASE I, AS PER PLAT RECORDED IN PLAT BOOK 57, PAGE 19, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE THERETO.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the 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, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property is commonly known as 3712 Strathmore Drive, Duluth, GA 30096 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): Jerry A Brown or tenant or tenants.

Trust Bank is the entity or individual designated who shall have full authority to negotiate, amend or modify all terms of the mortgage. Trust 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 negotiate, amend or modify the terms of the mortgage. 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 assessments, 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 as provided immediately above.

Trust Bank, formerly known as Branch Banking and Trust Company as agent and Attorney in Fact for Jerry A Brown and Mary C Morris, Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Ingrid Rivera and Steven Rivera to Mortgage Electronic Registration Systems, Inc., as nominee for Branch Banking and Trust Company as agent and Attorney in Fact for Jerry A Brown and Mary C Morris, Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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