FORECLOSURE

on February 7, 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: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 304 OF THE 5TH DISTRICT GWIN-THE 5TH DISTRICT GWIN-NETT COUNTY, GEORGIA, BEING LOT 34, BLOCK F, APALACHEE HERITAGE SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED AS PER PLAT RECORDED
IN PLAT BOOK 109, PAGE
297298, GWINNETT COUNTY RECORDS, SAID PLAT
BEING INCORPORATED
HEREIN BY REFERENCE

THEREIO.

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 sale will be inder for inder for ing 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 bean given) having been given).

Said property is commonly known as 2580 Legend Mill Run, Dacula, 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 subject property is (are): Sharlice Anthony and Jermaine Anthony or tenant or tenants.

or individual designated who shall have full authority to negotiate, amend and modify negotate, amend and moorly all terms of the mortgage. LoanCare, LLC Attention: Loss Mitigation Department 3637 Sentara Way Virginia Beach, VA 23452 800-909-

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 resevance bills that constitutions. or sewage bills that consti-tute a lien against the prop-erty 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 au-thority, (d) any matters which might be disclosed by an accurate survey and in-spection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Secu-rity 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 state of the sale of the s tus of the loan with the hold er 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-iudicial sales in State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the sta tus of the loan as provided immediately above.

Lakeview Loan Servicing,
LLC as agent and Attorney in
Fact for Sharlice M Anthony

and Jermaine S Anthony Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404)

1154-2141A THIS LAW FIRM MAY BE ACTING AS A DEBT COL LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED FURMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1154-2141A 01/11/2023 950-91068 01/25/2023,

POWER, GWINNETT COUN-Pursuant to the Power of

Sale contained in a Security Deed given by Jay Hezekiah Pearson to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nominee for Movement Mortgage, Inc., as graftee, as northleed for Movement Mortgage, LLC, its successors and as-signs. dated 8/18/2017 and recorded in Deed Book 55352 Page 492 and modi-fied at Deed Book 59434 Page 41 Gwinnett County, Ceptrial records: Page 41 Gwinnett County, Georgia records; as last transferred to or acquired by Lakeview Loan Servicing, LLC, conveying the after-described property to secure a Note in the original principal amount of \$319,113.00, 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 Courtfor cash before the Court-house door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on Febru-ary 7, 2023 (being the first Twenday of seid month in Tuesday of said month un-less said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: All that tract or parcel of

All that tract or parcel of land lying and being in Land Lot 101 of the 6th District, Gwinnett County, Georgia, and being known as Lot 12, Block B, Unit Two Cherokee Woods Subdivision, accordwoods Subdivision, accord-ing to plat of recorded in Plat Book 1, Page 289, Gwinnett County, Georgia records, and being more particularly described as fol-

Beginning at a Point on the Northwesterly side of war-rior trail 140.0 Feet Northeasterly as measured along the Northwesterly side of warrior trail, from a point formed by the intersection of the Northwesterly side of warrior trail with the Northwarnor trail with the North-easterly side of Cole Road; Extending thence Northeast-erly as measured along the Northwesterly side of war-rior trail a distance of 140.0 Feet to a point; extending thence Northwesterly a Distance of 185 0 Feet to a point; Extending thence Southwesterly a distance of 140.0 feet to a point; Extending Thence Southeasterly a distance of 185.0 Feet to a point; but has Northwesterly a distance of 185.0 Feet to a point on the Northwesterly side of Warrior trail.

Parcel ID: R6101 036
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

FORECLOSURE

as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees

Sw, Lilburn, GA 30047 to-gether 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 tenant or tenants. LoanCare, LLC is the entity

or individual designated who shall have full authority to negotiate, amend and modify negotiate, amend and modify all terms of the mortgage. LoanCare, LLC Attention: Loss Mitigation Department 3637 Sentara Way Virginia Beach, VA 23452 800-909-

Note, however, that such quired by law to negotiate, amend or modify the terms of the loan.

Said property will be sold subject to: (a) any outstand-ing ad valorem taxes (in-cluding 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 the of record (a) the right of be of record (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and in-spection 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 exhibited to (1) confirmation. subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy 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-iudicial salés in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the status of the loan as provided

immediately above.

Lakeview Loan Servicing,
LLC as agent and Attorney in
Fact for Jay Hezekiah Pear-Aldridae Pite. LLP. 15 Pied-

mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404)

994-7637.

1154-2163A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 1154-2163A
969-99610.
12/38/2022 12/28/2022, 01/11/2023, 01/25/2023, 950-89610 01/04/2023, 01/18/2023, 02/01/2023.

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Sale contained in a Security
Deed given by Annie B
Goode and Valeta J Goode
to Suntrust Mortgage, Inc., A
Virginia Corporation dated
6/20/2003 and recorded in
Deed Book 33476 Page 127
Gwinnett County, Georgia Gwinnett County, Georgia records; as last transferred to or acquired by Truist Bank, successor by merger to Suntrust Bank, conveying the after-described property to secure a Note in the origithe rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash (or such other area as designated by Order of the Supe-NOTICE OF SALE LINDER

rior Court of said county) within the legal hours of sale on February 7, 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 ALL THAT TRACT OR PAR-

ALL IHAI I HACT ON PAR-CEL OF LAND LYING AND BEING IN LAND LOT 1 OF THE 7TH DISTRICT, GWIN NETT COUNTY, GEORGIA, BEING LOT 34, BLOCK A, AVALON MEADOWS SUBDI-VISION, UNIT TWO, AC-CORDING TO PLAT OF SUR-NEY DECORPOR IN BLAT VEY RECORDED IN PLAT NETT COUNTY, GEORGIA
RECORDS, WHICH PLAT
AND THE RECORD THEREOF ARE INCORPORATED HEREIN BY REFERENCE

THERETO.
The debt secured by said Security Deed has been and is hereby declared due because of, among other pos-sible 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 as provided 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 **2760 Avalon**

Meadows Lawrenceville, GA 30044 together with all fixtures and personal property attached to ad 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): Annie B Goode and Estate/Heirs of Valeta J Goode or tenant or tenants. Truist Bank is the entity or individual designated who shall have full authority to negotiate, amend and modify all 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 negotiate, amend or modify the terms

of the loan Said property will be sold subject to: (a) any outstand-ing ad valorem taxes (ining 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 in-

an accurate survey and in spection 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

FORECLOSURE

subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcv 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 sta-

tus of the loan as provided immediately above.

Truist Bank, successor by merger to Suntrust Bank as second Attention for the sum of agent and Attorney in Fact for Annie B Goode and Vale-Tor Annie B Goode and Valeta J Goode
Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404)

1207-1544A THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1207-1544A 950-91185 01/11/2023, 01/18/2023, 01/25/2023, 01/25/2023, 02/01/2023.

NOTICE OF SALE UNDER POWER, GWINNETT COUN-Pursuant to the Power of Pursuant to the Power of Sale contained in a Security Deed given by Stephen D Gibson and Sandra L. Gibson to Ameriquest Mortgage Company dated 12/12/2004 and recorded in Deed Book 41146 Page 72 Gwinnets County Georgia records: as County, Georgia records; as last transferred to or ac-quired by U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF9 Master Participation Trust, conveying the after-described property to secure a Note in the original principal. Note in the original principal amount of \$131,000.00, 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 Courtnouse door or Gwinner Country, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on Febru-ary 7, 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: THE LAND REFERRED TO IN THIS EXHIBIT IS LOCATED IN THE COUNTY OF
GWINNETT, STATE OF
GEORGIA IN DEED BOOK
16628, PAGE 237 DESCRIBED AS FOLLOWS: SCRIBED AS FOLLOWS:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 95 OF
THE 6TH DISTRICT OF
GWINNETT COUNTY, GEORGIA, BEING 0.434 ACRES
ACCORDING TO A SURVEY
FOR LOUIE COFER, DATED
MARCH 31, 1971 BY MACK
L. MEEKS, GA. R.S. #1497
AND MILES H. HANNON,
GA. R.L.S. #1528, FILED FOR
RECORD ON APRIL 12.

RECORD ON APRIL 12, 1971 IN PLAT BOOK U, PAGE 156, GWINNETT COUNTY, GEORGIA RECORDS. The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible 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 attorneys fees (notice of intent to collect attorneys fees baying been given). having been given). known as 5613 Crestwood Dr, Stone Mountain, GA 30087 together with all fix-

tures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the under-signed, the party (or parties) in possession of the subject property is (are): Sandra L. Gibson and Estate/Heirs of Stephen D Gibson or tenant

Stepnen D Gloson or tenant or tenants.

Fay Servicing, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. mortgage. Fay Servicing, LLC P.O. Box 814609 Dallas, TX 75381-4609 1-800-495-7166

Note, however, that such entity or individual is not re-quired by law to negotiate, amend or modify the terms of the loan.

Said property will be sold said property will be solved as 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 constituted lies against the proper payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet 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, roning 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. Bankrupt-cy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.6.A. Section 9.

er 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 confir-mation and audit of the sta-tus of the loan as provided

immediately above.
U.S. Bank Trust National Association, not in its indi-vidual capacity, but solely as Trustee of LSF9 Master Participation Trust as agent and Attorney in Fact for Stephen D Gibson and Sandra L. Gib Aldridge Pite, LLP, 15 Pied-

mont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404)

994-7637.
1216-2926A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANV INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 1216-2926A
950-91063 01/11/2023,
01/18/2023, 01/25/2023,
02/01/2023. 02/01/2023.

950 91739 1/11,18,25,2/1, 2023

FORECLOSURE

NOTICE OF SALE UNDER POWER, GWINNETT COUN-Wednesday of said month),

FORECLOSURE

Pursuant to the Power of Sale contained in a Security Deed given by Pearlene E. Bingley and Jervy O Bingley to Mortgage Electronic Reg-istration Systems, Inc., as BEING IN LAND LOT 89, 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 9, BLOCK B OF PINECREST, AS PER PLAT RECORDED IN PLAT BOOK 31, PAGE 198, GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION: grantee, as nominee for Degrantee, as nominee for Decision One Mortgage Company, LLC., its successors and assigns. dated 3/20/2006 and recorded in Deed Book 46293 Page 0050 and modified at Deed Book 50585 Page 271 Gwinett County. Georgia nett County, Georgia records; as last transferred

to or acquired by The Bank of New York Mellon FKA The of New York Mellon FKA Ine Bank of New York, As Trustee for the Certificate Holders of CWABS Inc., Asset-Backed Certificates, Series 2006-ABC1, conveying the after-described property to secure a Note in the original principal amount of \$421,600.00 with integer of nal principal amount of \$421,690.00, 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 desig-nated by Order of the Supe-rior Court of said county), having been given).
Said property is commonly known as 1440 Worthy
Court, Grayson, GA 30017
together with all fixtures and within the legal hours of sale within the legal nours of said on February 7, 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

following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 83 OF
THE 7TH DISTRICT, GWIN-THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA BEING LOT 25, BLOCK A, CLAIREMONT SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 107, PAGE 300 AND PLAT BOOK 108, PAGE I, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. 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, failsible events of default, and ure 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 attorneys fees (notice of in-tent to collect attorneys fees having hear given)

having been given).
Said property is commonly known as 1776 Severbrook Place, Lawrenceville, GA 30043 together with all fixtures and personal property. tures 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

in possession of the subject property is (are): Pearlene E. Bingley and Jervy O Bingley or tenant or tenants. Shellpoint Mortgage Servic-ing is the entity or individual designated who shall have designated who shall nave, amend and modify all terms of the mortgage.

Shellpoint Mortgage Servicing PO Box 10826
Greenville, SC 29603-0826
1-800-365-7107

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

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 payable and which may not be of record, (c) the right of redemption of any taxing authority. (d) any matters thority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and spection 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 which the (1) confirmation

subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; and (2) final confirmation and audit of the status of the locusities the hold. 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 regarding the rescission of judicial and populaticial cales in the non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the cta. mation and audit of the status of the loan as provided

immediately above.
The Bank of New York Mellon FKA The Bank of New York, As Trustee for the Cer-tificate Holders of CWABS tificate Holders of CWABS Inc., Asset-Backed Certifi-cates, Series 2006-ABC1 as agent and Attorney in Fact for Pearlene E. Bingley and Jervy O Bingley Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-

Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637. 1263-2736A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1263-2736A 950-91011 01/11/2023, 950-91011 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023.

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

TY
Pursuant to the Power of
Sale contained in a Security
Deed given by Justin
Massey to Mortgage Electronic Registration Systems,
Inc., as grantee, as nominee
for America's Wholesale
Lender, its successors and
assigns, dated 27/2005 and
eccorded in Deed Book recorded in Deed Book 41695 Page 0138 Gwinnett 4 Tops Page UT35 GWINIDAGE
County, Georgia records; as
last transferred to or acquired by THE BANK OF
NEW YORK MELLON FKA
THE BANK OF NEW YORK,
AS TRUSTEE FOR THE CER-**TIFICATEHOLDERS** TIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-7CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-7CB, convey-

ing the after-described property to secure a Note in the original principal amount of \$135,000.00, 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 February 7, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first

following described property: ALL THAT TRACT OR PAR-BEING IN LAND LOT 89, 5TH

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default failsible events of default, fail-ure 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 attorneys fees (notice of intent to collect attorneys fees

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 partial) in acceptance and the said property of the party (or partial) in acceptance and the said property of the (or parties) in possession of the subject property is (are): Justin Massey or tenant or tenants. Shellpoint Mortgage Service ing is the entity or individual designated who shall have

full authority to negotiate, amend and modify all terms amend and modify all terms of the mortgage.
Shellpoint Mortgage Servicing PO Box 10826
Greenville, SC 29603-0826
1-800-365-7107

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

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 thority, (d) any matters which might be disclosed by an accurate survey and in-spection 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 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 sale with the held. 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 regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the status of the lean according to the lean a

tus of the loan as provided immediately above. THE BANK OF NEW YORK MELLON FKA THE BANK OF MEW YORK, AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF CWALT, INC., ALTERNATIVE

ALIERNATUS 2005-7CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-7CB as agent and Attorney in Fact for Justin Massey

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637. 1263-2752A

THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1263-2752A 950-91094 01/11/2023, 01/18/2023, 02/01/2023.

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Anthony Lee Gawrys to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nominee for Home Star Mortgage Services, LLC, its succes-Services, LLC, its successors and assigns. dated 3/28/2003 and recorded in Deed Book 32157 Page 0033 Gwinnett County, Georgia records; as last transferred to or acquired by NewRez LLC d/b/a Shellpoint Mortgage Servicing, conveying the after-described property to secure Note in the original principal Note in the original principal amount of \$103,200.00, 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 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 February 7, 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 for cash before the Courtsaid month), the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND

CEL OF LAND LYING AND BEING IN LAND LOT 238 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GÉORGIA, AND BEING MORE PARTIC-

R6047 023

erty: and (4) any assess

ments, liens, encumbrances

zoning ordinances, restric

AND BEING MORE PARTILE
ULARLY DESCRIBED AS
FOLLOWS:
TO FIND THE TRUE POINT
OF BEGINNING COMMENCE
AT THE POINT FORMED BY
THE INTERSECTION OF THE Said property being known as: 4089 VALLEYBROOK ROAD, SNELLVILLE, GA 30039 THE INTERSECTION OF THE CENTER LINE OF ALCOVY ROAD WITH THE CENTER LINE OF BRAMLETT SHOALS ROAD (80 FOOT THE CENTER LINE OF BRAMLETT SHOALS ROAD A DISTANCE OF 1314 FEET TO A POINT; RUN THENCE NORTH AS TO BECONDS EAST A DISTANCE OF 40 FEET TO AN IRON PIN FOUND ON THE NORTH AS THE CENTER LINE OF BRAMLETT SHOALS ROAD A DISTANCE OF 40 FEET TO AN IRON PIN FOUND ON THE NORTHEASTELLY RIGHT OF WAY BRAMLETT SHOALS To the best of the undersigneds knowledge, the par-ty or parties in possession ty or parties in possession of said property is/are DANIEL MALONEY A/K/A DANIEL CHARLES MALONEY, AND POLLY ANN MALONEY 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 deother possible events of de-fault, failure to pay the in-debtedness as provided for in the Note and said Security Deed. The debt remaining in WAY BRAMLETT SHOALS default, this sale will be made for the purpose of WAY BRAINLE IT SHOALS
ROAD AND THE TRUE
POINT OF BEGINNING; RUN
THENCE NORTH 37 DEGREES 32 MINUTES 16
SECONDS EAST A DISTANCE OF 321.10 FEET TO
AN IRON PIN; RUN THENCE
OUTHLES 27
SOUTHLES 27 paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees having been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet SOUTH 52 DEGREES 27
MINUTES 23 SECONDS
EAST A DISTANCE OF
240.03 FEET TO AN IRON 240.03 FEET TO AN IRON PIN; RUN THENCE SOUTH 37 DEGREES 32 MINUTES 13 SECONDS WEST A DISTANCE OF 319.50 FEET TO AN IRON PIN LOCATED ON THE NORTHEASTERLY RIGHT OR WAY OF BRAMLETT SHOALS ROAD; RUN THENCE NORTH 52 DEdue and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any essees.

FORECLOSURE

SECONDS WEST ALONG SAID RIGHT OF WAY A DIS-SAID RIGHT OF WAY A DISTANCE OF 240.04 FEET TO AN IRON AND THE TRUE POINT OF BEGINNING, BEING MORE PARTICULALLY SHOWN ON SURVEY DATED MARCH 7, 1995 PREPARED BY HANBRICK SURVEYING, INC. AND BEING THE SAME PROPERTY CONCYED TO JUDY G. WEBBY WARRANTY DEED DATED JUNE 9, 1993 RECORDED IN DEED BOOK 8998, PAGE 86, GWINNETT COUNTY RECORDS. above

The debt secured by said Security Deed has been and is hereby declared due belows: LoanCare, LLC cause of, among other pos-sible events of default, fail-3637 Sentara Way ure 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 attempts for (notice of inattorneys fees (notice of in-

having been given).
Said property is commonly known as 624 Bramlett
Shoals Road 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 best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Estate/Heirs of Anthony Lee Gawrys or tenant or tenants. Shellpoint Mortgage Servic-ing is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

of the mortgage. Shellpoint Mortgage Servicing PO Box 10826 Greenville, SC 29603-0826 1-800-365-7107 Note, however, that such entity or individual is not re-

quired by law to negotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any outstand-ing ad valorem taxes (ining ad valorem taxes (including taxes which are 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 in-

an accurate survey and in spection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Secu-rity Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcv Code; and (2) final confir mation and audit of the statriation and adolt 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 sta-tus of the loan as provided immediately above. NewRez LLC d/b/a Shell-point Mortgage Servicing as agent and Attorney in Fact for Anthony Lee Gawrys Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 994-7637 mation and audit of the sta-

1263-2760A THIS LAW FIRM MAY BE IHIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT

01/18/2023, 02/01/2023. 01/25/2023, STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER

PURPOSE, 1263-2760A

Pursuant to the power of sale contained in the Securisale contained in the Security Deed executed by DANIEL MALONEY A/K/A DANIEL CHARLES MALONEY, JR. AND POLLY ANN MALONEY TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GREEN TREE SERVICING, LLC in the original principal amount of \$88,100.00 date March 29, 2013 and recorded in Deed Book 52147, Page 0512, Gwinnett County records, said Security Deed being last transferred to LOANCARE, LLC in Deed Book 60237, Page 116, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said REGISTRATION SYSTEMS Didder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on February 07, 2023, the property in said Security Deed and described as follows:

Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 47 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 10, BLOCK B. PHASE II, VALLEY BROOK SUBDIVISION, AS PER PLAT BY GUILLEBEAU, BRITT & WALDROP, INC., CONSULTING ENGINEERS, RECORDED JANUARY 3, 1073, IN PLAT BOOK Y, PAGE 116, GWINNETT COUNTY RECORDS, WHICH PLAT IS MADE A PART OF THIS DESCRIPTION BY REFERENCE THERETO. A.P.N. R6047 023 Deed.
The name, address, and telephone number of the in-

dividual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as fol-

Nationistal mortgage LLC d/b/a Mr. Cooper 8950 Cypress Waters Blvd. Coppell, TX 75019 1-888-480-2432 Note that pursuant to 0.C.G.A. § 44-14-162.2, the above individual or entity is pot required by law to percentage of the process of the second sec

above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE FOR THAT PURPOSE.

as Attorney-in-Fact for ELIE G. NEJEM

Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-057347 –

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER

FORECLOSURE

ters of record superior to the Security Deed first set out SYSTEMS, Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S Bankruptcy Code; and (2) fi-nal confirmation and audit of the status of the loan with Deed Book 58396, 00657. Gwinnett the holder of the Security

the holder of the Security Deed.

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:

Virginia Beach, VÁ 23452 1-800-274-6600 Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.
LOANCARE, LLC.

FORECLOSURE

LOANCARE, LLC, as Attorney-in-Fact for DANIEL MALONEY A/K/A DANIEL CHARLES MAL-ONEY, JR. AND POLLY ANN MALONEY MAI ONEY

Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 19-370809 -

950-90987 01/11/2023. 01/25/2023, 02/01/2023

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER

Pursuant to the power of Pursuant to the power or sale contained in the Securi-ty Deed executed by ELIE G. NEJEM to MORTGAGE ELECTRONIC REGISTRA-TION SYSTEMS, INC., AS NOMINEE FOR CHOICE CAPITAL FUNDING INC. in the original principal amount the original principal amount of \$189,000.00 dated December 21, 2006 and recorded in Deed Book 47441, Page 0267, Gwinnett 4/441, Page U2b/, Gwinnett
County records, said Security Deed being last transferred to U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR SPECIALTY
UNDERWRITING AND RESI-UNDERWRITING AND RESIDENTIAL FINANCE TRUST MORTGAGE LOAN ASSETBACKED CERTIFICATES, SERIES 2007-BC2 in Deed Book 60155, Page 303, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, place as lawfully designated. within the legal hours of sale, on February 07, 2023, the property in said Security Deed and described as fol-

lows: ALL THAT TRACT OR PAR-ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 128 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA, BEING LOT 46, BLOCK A, UNIT 11, FALCON CREEK SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 52, PAGES 231-233, GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS HEREBY INCORPORATED HEREIN AND MADE BATED HEREIN AND MADE APART HEREOF; BEING IM-PROVED PROPERTY KNOWN AS 2585 FALCON CREEK COURT, SUWANEE, GEORGIA 30024 ACCORD-ING TO THE PRESENT SYS-TEM OF NUMBERING PROPERTY IN SAID COUN-

Said property being known as: 2585 FALCON CREEK COURT SUWANEE, GA 30024 To the best of the under-

signeds knowledge, the party or parties in possessio of said property is/are ELIE G. NEJEM or tenant(s). The debt secured by said The debt secured by said Security Deed has been and is hereby declared due and payable because of, among payable because of, among other possible events of de-fault, failure to pay the in-debtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all ex-penses of sale, including at-torneys fees (notice of intent to collect attorneys fees hav-

ing been given). Said property will be sold Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments. liens, encumbrances. ments, liens, encumbrances zoning ordinances, restric-tions, covenants, and mat-ters of record superior to the Security Deed first set out

above. Said sale will be conducted said safe will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) fi-nal confirmation and audit of the status of the loan with the holder of the Security

Nationstar Mortgage LLC

U.S. BANK NATIONAL AS-SOCIATION, AS TRUSTEE FOR SPECIALTY UNDER-WRITING AND RESIDEN-TIAL FINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SE-RIES 2007-RC2 RIES 2007-BC2,

Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road

950-90960 01/18/2023, 02/01/2023. 01/25/2023,

Pursuant to the power of sale contained in the Security Deed executed by YOLAN-

DA ODOM AND HAL D ODOM to MORTGAGE ELEC-TRONIC REGISTRATION SOLELY AS NOMINEE FOR CAPITAL CITY HOME LOANS, LLC in the original principal amount of \$314,204.00 dated February 12. 2021 and recorded in

Deed Book 58396, Page 00657, Gwinnett County records, said Security Deed being last transferred to LAKEVIEW LOAN SERVIC-ING, LLC in Deed Book 60035, Page 00440, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County. house door in said County nouse door in Said County, or at such other place as lawfully designated, within the legal hours of sale, on February 07, 2023, the prop-erty in said Security Deed

and described as follows: ALL THAT TRACT OR PAR-ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BENG IN LAND LOT 34 OF THE 7TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 16, BLOCK B OF BEING LOT 16, BLOCK B OF THE COLLECTIONS AT WOLF CREEK, PHASE ONE, AS SHOWN ON PLAT RECORD IN PLAT BOOK 149, PAGES 87-92, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH SAID PLAT BEING INCORPORAT-ED HEREIN BY REFERENCE THERETO. Said property being known

Said property being known as: 819 COLLECTIONS DR LAWRENCEVILLE, GA 30043

To the best of the undersigneds knowledge, the party or parties in possession of said property is/are YOLANDA ODOM AND HAL

D ODOM or tenant(s).
The debt secured by said
Security Deed has been and is hereby declared due and payable because of among 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 remaining in default, this sale will be made for the purpose of paying the same and all events. paying the same and all ex-penses of sale, including at-torneys fees (notice of intent to collect attorneys fees hav-

to collect attorneys fees naving been given).
Said property will be sold
subject to the following: (1)
any outstanding ad valorem
taxes (including taxes which
are a lien, whether or not yet
due and payable); (2) the
right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the prop erty; and (4) any assess ments, liens, encumbrances, zoning ordinances, restric-tions, covenants, and mat-ters of record superior to the Security Deed first set out above.
Said sale will be conducted

said safe will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) fi-nal 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 negotiate, amend, and modify all terms of the mortgage is as fol-

lows: LoanCare, LLC 3637 Sentara Way Virginia Beach, VA 23452 1-800-274-6600 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.
THIS LAW FIRM IS ACTING
AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A

DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. LAKEVIEW LOAN SERVIC-ING, LLC, as Attorney-in-Fact for YOLANDA ODOM AND HAL

D ODOM Robertson. Anschutz. Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road

Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-059788 – LiV 950-89868 12/21/2022, 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023.

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT

COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Jeff Langford and Vanessa Lang-Langford and Vanessa Lang-ford to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Home America Mortgage, Inc., its successors and as-signs, dated May 23, 2007, recorded in Deed Book 47950, Page 686, Gwinnett County, Georgia Records and as modified by that cer-tain Loan Modification Agreement recorded in Deed tain Loan Modification
Agreement recorded in Deed
Book 53754, Page 399,
Gwinnett County, Georgia
Records, as last transferred
to Select Portfolio Servicing,
Deed Book 57272, Page
712, Gwinnett County, Georgia
Records conveying the 712, GWININET COUNTY, SEED GIA RECORDS, CONVEYING the after-described property to secure a Note in the original principal amount of TWO HUNDRED TWO THOUSAND SIX HUNDRED TIFTY AND (7/100 DOLLARS)

SIX HUNDRED FIFTY AND O/100 DOLLARS (\$202,650.00), 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 162.2. within the legal hours of sale on the first Tuesday on the first luesday in February, 2023, the follow-ing 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 pursuant to O.C.G.A. § 13-1-11 beging hear given)

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 right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encumbrances, zoning ordinances. restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Securi-ty Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or

FORECLOSURE

named or the undersigned. Select Portfolio Servicing, Inc is the holder of the Secu-

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: Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, 888-818-6032.

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 Jeff Langford and Vanessa Langford or a tenant or tenants and said property is more commonly known as 2479 Brynfield Cove, Suwanee, Georgia 30024. Should a conflict arise between the property

scription the legal descrip tion will control.

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

as Attorney in Fact for Jeff Langford and Vanessa Langford

McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net

EXHIBIT A ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 127 OF THE 7TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING KNOWN AS LOT 149 BRYNFIFI D SION, AS SHOWN ON PLAT OF SURVEY RECORDED IN PLAT BOOK 117, PAGES 224-226, GWINNETT COUN-GEORGIA RECORDS, WHICH SAID PLAT OF SURVEY IS IN-CORPORATED HEREIN FOR A MODELLE COMPLETE DE-SCRIPTION.

MR/mac 2/7/23 Our file no. 22-06654GA -01/11/2023, 01/25/2023, 950-90991

01/18/2023, 02/01/2023. NOTICE OF SALE UNDER POWER GEORGIA, **GWINNETT**

COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Edna Fisher to Mortgage Electronic Registration Ic. Registration Systems, Inc., as grantee, as nominee for First Franklin, a Division of National City Bank, its successors and assigns, dated August 7, 2006, recorded in Deed Book 46930, Page 239, Gwinnett County, Georgia Pacopte as lact trans-239, Gwilliett Collity, Georgia Records, as last transferred to Wells Fargo Bank, National Association, as trustee for the holders of the First Franklin Mortgage Loan Trust 2006-FF15 Mortgage Pass-Through Certificates, Series 2006-FF15 by assign-ment recorded in Deed Book 60280, Page 9, Gwinnett County, Georgia Records, conveying scribed property to secure a Note in the original principal amount of TWO HUNDRED NINETY-SIX THOUSAND FOUR HUNDRED AND 0/100 DOLLARS (\$296,400.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courtbound door do fore the courthouse door of Gwinnett County, Georgia, or at such place as may be law-fully designated as an alter-native, within the legal hours of sale on the first in February, 2023, the fol-

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 pursuant to 0.C.G.A. § 13-1-11 having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including manner provided in the Note

lowing described property: SEE EXHIBIT A ATTACHED

ad valorem taxes (including taxes which are a lien, bu not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in spection of the property, any assessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and any matters of record cluding, 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.

Association, as trustee for the holders of the First Franklin Mortgage Loan Trust 2006-FF15 Pass-Through Certificates, Series 2006-FF15 is the holder of the Security Deed to the property in accordance with OCGA § 44-14-

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 entity is not required by law to negotiate, amend or modi

fy the terms of the loan.
To the best knowledge To the best knowledge and belief of the undersigned, the party in possession of the property is Edna Fisher or a tenant or tenants and said property is more com-monly known as 4290 Royal Mustang Way, Snellville, Georgia 30039. Should a conflict arise between the property address and the le

gal description the legal description will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Wells Fargo Bank, National Association, as trustee for the holders of the First Franklin Mortgage Loan Trust 2006-FF15 Mortgage Pass-Through Certificates, Series 2006-FF15

as Attorney in Fact for Edna Fisher McCalla Raymer Leibert McCalla Raymer Leibe Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076

www.foreclosurehotline.net EXHIBIT A