FORECLOSURE

holds the duly endorsed Note and is the current as-signee of the Security Deed to the property. Carrington Mortgage Services, LLC is the entity with the full authority to negotiate, amend, and modify all terms of the

loan.
Pursuant to O.C.G.A. §4414-162.2, Carrington Mortgage Services, LLC may be
contacted at: 1-800-7909502 or by writing to 1600
South Douglass Road, Suite
110 and 200-A, Anaheim, CA 92806-5951

Please note that, pursuant to O.C.G.A. §44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 3927 ROSEBAY WAY, CONYERS, GA 30094 is/are: Gary B. Oliver II or tenant/tenants. 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) any matters which might be disclosed by an accurate survey and inspection of the proporty and control of the proporty and (c) all matters of erty, and (c) all matters of record superior to the Secu-rity Deed first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. Be advised that said property will be sold subject to the redemption rights of the United States of America under 26

U.S.C. §7425(d)(1).

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 holdtus of the loan with the hold-

er of the security deed.
Pursuant to O.C.G.A. §913-172.1, which allows for certain procedures regarding the rescission of judicial and onjudicial 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 in the pre-

loan as provided in the pre-ceding paragraph.
Funds used at sale shall be in certified funds and payable to Bell Carrington Price & Gregg, LLC.
Carrington Mortgage Ser-vices, LLC as Attorney in Fact for Gary B. Oliver II.
Any information obtained on this matter may be used by the debt collector to col-lect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File: 23-40127 950-93260 2/1 8 15 22 3/1

8 15 22 29 2023 NOTICE OF SALE UNDER GWINNETT GEORGIA.

COUNTY
Under and by virtue of the
Power of Sale contained in a
Security Deed given by Wesley Waldrep and Brandy
Waldrep to Mortgage Electronic Registration Systems,
Inc., as nominee for Homestar Financial Corporation, its
successors and assigns, datsuccessors and assigns, dated September 11, 2015, recorded in Deed Book 53821, Page 110, Gwinneld County, Georgia Records, as last transferred to Specialized Loan Servicing LLC by assignment recorded in Deed Book 56798, Page 83, Deed Book Sb/98, Fage 83, Gwinnett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original principal amount of FOUR HUNDRED SEVENTEEN THOUSAND AND 0/100 DOLLARS (\$417,000.00), with interest thereon as set forth therein, there will be sold at public outery to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or fully designated as an alternative, within the legal hours of sale on the first Tuesday

of Sale off the first fuesday in February, 2023, the following described property:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOT 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, 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 taxes which are a lien, but ont yet due and payable), the

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, encumbrances, zoning ordinances, prances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Specialized Loan Servicing LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Vil-lage, CO 80111, 800-306-

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 Wesley Wal-drep and Brandy Waldrep or a tenant or tenants and said property is more commonly known as 2096 Skybrooke Ln, Hoschton, Georgia 30548. Should a conflict arise between the property address and the legal de-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 Wesley Waldrep and Brandy Waldrep McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net **EXHIBIT A** All that tract or parcel of

FORECLOSURE

land lying and being in Land Lot 3 of the 3rd District, GMD 1749 of Gwinnett County, Georgia, being Lot 157, Block A of Stonewater Creek, Phase I, as per plat recorded in Plat Book 122, Page 13, et seq., Gwinnett County records, which plat is incorporated herein and made a part hereof by refer-

MR/mac 2/7/23 Our file no. 5427119 – FT7 950-90926 01/11/2023, 11/18/2023, 01/25/2023, 01/18/2023. 02/01/2023

NOTICE OF SALE UNDER

GWINNETT Under and by virtue of the Power of Sale contained in a Security Deed given by Dawn F White and Charles L White, Jr to Mortgage Electronic Registration Systems, tronic Registration Systems, inc., as grantee, as nominee for Countrywide Home Loans, Inc., its successors and assigns, dated July 21, 2006, recorded in Deed Book 46860, Page 656, Gwinnett County, Georgia Records, as last transferred to Forethought Life Insur-ance Company by assign-ment recorded in Deed Book 56874, Page 229, Gwinnett

conveying in alter-described property to secure a Note in the original principal amount of ONE HUNDRED THIRTY-TWO THOUSAND EIGHT HUNDRED AND 0/100 DOLLARS 0/100 DOLLARS (\$132,800.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale

County, Georgia Records, conveying the after-de-

on the first Tuesday in February, 2023, the followreordary, 2023, the follow-ing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said

The debt secured by said security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed The debt 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).

having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority any matters taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, retrictions coveragits and restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on "assie" basic without any. an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Forethought Life Insurance Company is the holder of the Security Deed to the property in accordance with OCGA

44-14-162.2 § 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

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

To the best knowledge and belief of the undersigned, the party in possession of the property is Dawn F White and Charles L White, Jr or a tenant or tenants and said property is more commonly known as 4166 White Oak Ln SW, Lilburn, Georgia 30047. Should a conflict

arise between the property address and the legal description the legal description will control.

The sale will be conducted which the legal will be conducted. subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code and (2) to final con-firmation and cultif of the firmation and audit of the status of the loan with the

holder of the security deed Forethough Company
as Attorney in Fact for
Dawn F White and Charles
L White, Jr
McCalla Raymer Leibert Forethought Life Insurance

Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 Roswell, GA 300/6 www.foreclosurehotline.net EXHIBIT A THE FOLLOWING DE-SCRIBED PROPERTY: ALL THAT TRACT OR PAR-

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 103, 6TH DISTRICT, GWINNETT COUNTY, BEING LOT 16, BLOCK, E. LEE ACRES SUB-DIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 3, PAGE 150, GWINNETT COUNTY, GEOR-GIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE AND MADE A PART HERE-AND MADE A PART HERE-

ADDRESS: 4166 WHITE OAK LN SW; LILBURN, GA 30047-2237 TAX MAP OR PARCEL ID NO.: R6103-152 MR/chr 2/7/23 Our file no. 5569819 – FT1 950-91284 01/17/2023 01/25/2023. 02/01/2023.

NOTICE OF SALE UNDER POWER GWINNETT

GEORGIA, COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Sonya Robinson and Sonya Robinson and Nathaniel Robinson to Mort-gage Electronic Registration Systems, Inc., as grantee, as nominee for Countrywide nominee Bank, FSB, its successors and assigns, dated April 10, 2009, recorded in Deed Book 49437, Page 256, Gwinnett County, Georgia Records, as last transferred to Willeston Scuring Eurol. Records, as last transferred to Wilmington Savings Fund Society FSB dba Christiana Trust, not individually, but solely as Trustee for NYMT Loan Trust I by assignment recorded in Deed Book 57283, Page 598, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SIXTY-FOUR THOUSAND MINE HUNDRED FIFTY-SEV-EN AND 0/100 DOLLARS EN AND 0/100 DOLLARS (\$164,957.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully

designated as an alternative

within the legal hours of sale on the first Tuesday in

FORECLOSURE

February, 2023, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HFRF0F

HEREOF
The debt secured by said
Security Deed has been and
is hereby declared due because of, among other possible events of default, failas 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 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 taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, assessments, liens, encum-brances, 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 recourse against the above-named or the undersigned. Wilmington Savings Fund Wilmington Savings Fund Society FSB dba Christiana Trust, not individually, but solely as Trustee for NYMT Loan Trust I is the holder of

the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Fay Servicing, LLC, 425 S. Financial Place, Suite 2000, Chicago, IL 60605, 800-495-716. Note, however, that such

entity is not required by law to negotiate, amend or modito hegotiate, amend of induf-fy the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is Sonya Robin-son and Nathaniel Robinson son and Nathaniel Robinson or a tenant or tenants and said property is more commonly known as **3340 Yoshing Ct, Snellville, Georgia 30039.** Should a conflict arise between the property address and the legal description will control.

The sale will be conducted subject (1) to confirmation

subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Wilmington Savings Fund Society FSB dba Christiana Trust, not individually, but solely as Trustee for NYMT Loan Trust I

as Attorney in Fact for Sonya Robinson Nathaniel Robinson and McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076

www.foreclosurehotline.net EXHIBIT A

All that tract or parcel of land lying and being in Land
Lot 22 of the 6th District, Gwinnett County, Georgia, being Lot 26, Block A, Unit One, Moorings Estates Sub-division, as per plat record-ed in Plat Book 39, page 149, Gwinnett County records ead next being in records, said plat being in-corporated herein by refer-

MR/chr 2/7/23 Our file no. 5768219 – FT18 950-91106 01/11/2023,

01/25/2023 01/18/2023. 02/01/2023. NOTICE OF SALE UNDER

GEORGIA, COUNTY GWINNETT Under and by virtue of the Power of Sale contained in a Security Deed given by Jef-fery W Hall to Mortgage Electronic Registration Sys-tems, Inc., as grantee, as nominee for Academy Mortgage Corporation, it's sucgage Corporation, its successors and assigns, dated December 30, 2014, recorded in Deed Book 53319, Page 151, Gwinnett County, Georgia Records, as last transferred to Freedom Mortgage Corporation by assignment recorded in Deed Book 57312, Page 619, Gwinnett County, Georgia Records, conveying the after-described property to seter-described property to secure a Note in the original principal amount of TWO HUNDRED THIRTY-NINE THOUSAND NINE HUNDRED FIFTY-SEVEN AND 0/100 DOLLARS (\$239,957.00), 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 lawat such place as may be law-fully designated as an alter-native, within the legal hours of sale on the first Tuesday in February, 2023, the fol-lowing 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 be-cause of, among other pos-sible 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

bed 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 taxes which are a lien but taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inan actuate survey and in spection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, these guarages to the Securithose superior to the Securi-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 abovenamed or the undersigned. Freedom Mortgage Corporation is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to proper the control of the co thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Freedom Mortgage Corporation, 10500 Kinkaid Dr. Ste. 300, Fishers, IN 46037, 855-690-5901

690-5900 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

FORECLOSURE

Hall or a tenant or tenants and said property is more commonly known as 545 Highbranch Circle Lawrenceville, Georgia 30044. Should a conflict arise between the property

arise between the property address and the legal 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. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. Freedom Mortgage Corpoas Attorney in Fact for

Jeffery W Hall
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 1, 7TH DISTRICT, GWINNETT DISTRICT, GWINNETT
COUNTY, GEORGIA, BEING
LOT 16, BLOCK A, HIGHBRANCH GLEN, AS PER
PLAT RECORDED IN PLAT
BOOK 123, PAGES 86 AND
87, GWINNETT COUNTY
RECORDS, WHICH PLAT IS
INCORPORATED HEREIN AND MADE A PART HERE-

OF. TPN: R7001-729 MR/mac 2/7/23 Our file no. 5879020 -950-91363 01/18/2023, 02/01/2023. 01/11/2023, 01/25/2023,

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Because of a default under the terms of the Security the terms of the Security Deed executed by Alexis Rose Artis and Octavius Crouch to Mortgage Elec-tronic Registration Systems, Inc. MERS, acting solely as a nominee for Mutual of Omaha Mortgage, Inc. dated December 3, 2020, and recorded in Deed Book 58140, Page 674, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Lakeview Loan Servicing, LLC, securing a Note in the original principal amount of \$397.664.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the optical security.

cured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, March 7, 2023, during the legal hours of sale, before the Courthouse door in Country, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING OF LAND LYING AND BEING IN LAND LOT 106 OF THE 5TH DISTRICT OF GWIN-NETT COUNTY, GEORGIA, BEING LOT 21, BLOCK A, THE ARBORS OF KNOLL-THE ARBURS OF KNOLL-WOOD LAKES SUBDIVI-SION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 104, PAGE 146, GWINNETT COUNTY, GEOR-

GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Tax ID#: R5106 462 Subject to any Exempt to a Part HEREOF BY REFERENCE. to any Easements or Restrictions of Record Said proper ty is known as 1600 Heatherglade Ln, Lawrenceville, GA 30045, together with all fixtures and is known as personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad val-orem taxes (including taxes which are a lien, whether or

not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the prop

erty, any assessments, liens, encumbrances, zoning ordi-nances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said 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 (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Alexis R Artis, a/k/a Alexis Rose Artis, successor in interest or tenant cessor in interest of tenant (s). Lakeview Loan Servic-ing, LLC as Attorney-inFact for Alexis Rose Artis and Oc-tavius Crouch File no. 23-079901 LOGS LEGAL tavius Crouch File no. 23079901 LOGS LEGAL
GROUP LLP* Attorneys and
Counselors at Law 211
Perimeter Center Parkway,
N.E., Suite 130 Atlanta, GA
30346 (770) 2202535/**CF_REFERENCE_I
NITIALS***

https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

92690 1/25,2/1,8,15,22,3/1, 2023 NOTICE OF SALE UNDER

POWER

By virtue of Power of Sale contained in that Deed to Secure Debt (the

"Security Deed") from Atlanta Free-Deed") from Atlanta Freedom Builders, LLC ("Grantor") to Atlanta Private Lending, LLC ("Grantee"), dated August 17, 2021, recorded in Deed Book 59123, page 636, Gwinnett County, Georgia Records and as transferred to Kirkland Financial LLC by Transfer and Assignment Transfer and Assignment dated August 17, 2021, recorded in Deed Book recorded in Deed Book 59156, page 624, Gwinnett County, Georgia records, said Security Deed being given to secure a note of even date therewith in the original principal amount of Three Hundred Thirty-One Thousand and 00/100 Dol-lars (\$331,000.00), with in-terest from the date thereof at the rate specified therein (the "Note"), together with any and all other indebtedness owing the Grantor to Grantee, there will be sold by the understand at public by the undersigned at public outory to the highest bidder outcry to the highest bidder for cash before the Courthouse door at Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in February, 2023, the following described property: All that test as reset of lead him. scribed property: All that tract or parcel of land lying and being in Land Lot 249 of the 5 th District, Gwinnett tne 5 th District, Gwinnett County, Georgia being Lot 75. Bock D, Riversprings Subdivision, Unit 1, Phase 2, according to plat recorded in Plat Book 110, pages 20 & 21, Gwinnett County, Geor-gia records, which plat is in-corporated herein and made

part hereof by reference

FORECLOSURE FORECLOSURE

Dacula, GA 30019 Tax Par-cel No.: R5249 161 The indebtedness secured by the Security Deed has been and is hereby declared due because of default under the terms of said Note and Security Deed including but not limited the terms are the said Note and Security Deed including but not limited to the nonpayment of principal and interest when due. The indebtedness re-maining in default, the sale will be made for the purpose of applying the proceeds thereof to the payment of the thereof to the payment of the indebtedness secured by the Security Deed, accrued interest and expenses for the sale and all other payments provided for under the Security Deed, attorneys' fees as provided in the Note and Security Deed, notice of intention to collect attorneys' fees having been given as provided by law; and the remainder, if any, shall be applied as provided by law. Said property will be sold as the property of Debtor subject to all unpaid real estate ad valary orem taxes and governmental assessments and to all prior restrictions, rights-of-way, and easements of record, if any, appearing of record prior to the date of the Security Deed and those the Security Deed and those appearing after the date of the Security Deed and consented by the Grantee. Kirkland Financial LLC Attorney in Fact for Atlanta Freedom Builders, LLC WILLIAM E. BRUMBY, II 17 Executive Park Dr. NE, #480 Atlanta, GA 30329 770.933.0096 Billi@BrumbyLaw.com THIS FIRM IS ACTING AS A DEBT COLLECTOR IN THIS MATTER. ANY INFORMATION OBTAINED WILL BE USED FOR THE PURPOSED OF COLLECTING SAID DEBT. 950-91702

950-1/11,18,25,2/1, 2023 Notice of Sale Under Power

State of Georgia,
County of GWINNETT.
Under and by virtue of the
Power of Sale contained in a
Deed to Secure Debt given GREGG D BEDNARČZYK to HOMEBANC MORTGAGE
CORPORATION dated
07/01/2003, and Recorded
on 08/26/2003 as Book No. 34445 and Page No. 0046, GWINNETT County, Georgia records, as last assigned to U.S. BANK NATIONAL AS-SOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021-F, MORTGAGE-BACKED SECURITIES, SE-RIES 2021-F (the Secured Credita). By confirment Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$144,200.00, with interest at \$144,200.00, with interest at the rate specified therein, there will be sold by the un-dersigned at public outcry to the highest bidder for cash at the GWINNETT County at the GWINNETT COUNTY
Courthouse within the legal
hours of sale on the first
Tuesday in February, 2023,
the following described
property: ALL THAT TRACT
AND OR PARCEL OF LAND
LYING AND BEING IN LAND
LOT 305 OF THE 7TH DIS-LYING AND BEING IN LAND LOT 305 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING LOT 29, BLOCK A, THE GLENS OF SUGAR HILL SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED AT PLAT BOOK 75, PAGE 267, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE. The debt se-REFERENCE. The debt secured by said Deed to Secure Debt 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 Deed to Secure Debt.

Because the debt remains in default, this sale will be made for the purpose of paying the same and all exvided in the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attorneys fees tent to collect attorneys tees having been given). U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021-F, MORTGAGE-BACKED SECURITIES, SE-RIES 2021-F holds the duly endorsed Note and is the current assignee of the Security Deed to the property.
GREGORY FUNDING LLC,
acting on behalf of and, as necessary, in consultation with U.S. BANK NATIONAL ASSOCIATION, AS INDEN-TURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021-F, MORTGAGE-BACKED SECURITIES, SE-RIES 2021-F (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. modify all terms of the loan. Pursuant to O.C.G.A. § 44-14-162.2, GREGORY FUND-ING LLC may be contacted at: GREGORY FUNDING LLC, P.O. BOX 230579, TIGARD, OR 97281, 866-712-5698. Please note that, pursuant to O.C.G.A. § 44-14-162.2, the secured creditor is not re-quired to amend or modify the terms of the loan. To the best knowledge and belief of

best knowledge and belief of undersigned, the undersigned, the party/parties in possession of the subject property known as 5245 GABLE RIDGE WAY, SUGAR HILL, GEORGIA 30518 is/are: GREGG D BEDNARCZYK or capact/fice-party. tenant/tenants. 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) any mat-ters which might be disclosed by an accurate survey and inspection of the prop-erty, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions strictions, covenants, etc. 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 confir-mation and audit of the sta-

1/11,18,25,2/1,2023 tus of the loan with the holder of the security deed. Pursuant to 0.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial 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 in the pre-loading paragraph. U.S. ceding paragraph. U.S. BANK NATIONAL ASSOCIA-TION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021-F, MORTGAGE BACKED SECURITIES. SE BACKED SECURITIES, SE-RIES 2021-F as Attorney in Fact for GREGG D BEDNAR-CZYK. THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-

FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000009677055 BARRETT U000000907/055 BARRETI DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341-5398. 950 91221 1/11,18,25,2/1, 2023

Notice of Sale Under Power

Under Power
Georgia,
Gwinnett County
Under and by virtue of the
Power of Sale contained in a
beed to Secure beht given
by Veronica Berry to Mortgage Electronic Registration
Systems, Inc. ("MERS") as
nominee for Encore Credit
Corp., dated September 26,
2006, and recorded in Deed
Book 47110, Page 275,
Gwinnett County, Georgia
records, as last transferred
to U.S. Bank, N.A., successor trustee to LaSalle Bank
National Association, on be-National Association, on behalf of the holders of Bear Steams Asset Backed Secu-rities I Trust 2006-HE10, As-set-Backed Certificates Series 2006-HE10 by Assignment recorded in Deed Book 51946, Page 775, Gwinnett County, Georgia records, conveying the after-described property to secure a Meta of avandate in the crice. Note of even date in the original principal amount of \$530,100.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to dersigned at 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 in February 7, 2023, to wit: February 7, 2023, the follow-ing described property: All that tract or parcel of land ly-ing and being in Land Lot 54 of the 5th District, Gwinnett County, Georgia, being Lot County, Georgia, being Lot 7. Block G. Havenstone Sub-7, Block G, Havenstone Sub-division, Phase 4, as per plat recorded in Plat Book 111, Page 209, and revised plat recorded in Plat Book 115, Page 239, Gwinnett County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this descrip-tion. Said property being known as 960 Cranbrook Glen Lane according to the present system of number-ing houses in Gwinnett County, Georgia. The debt secured by said Deed to Se-cure Debt has been and is hereby declared due because of, among other possible events of default, aliure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. 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 Deed to Secure Debt and by

law, including attorneys fees (notice of intent to collect attorneys fees having been given). Said property is known as 960 given). Said property is commonly known as 960 Cranbrook Glen Lane, Snellville, GA 30078, together with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the narty (or narties) edge and belief of the under-signed, the party (or parties) in possession of the subject property is (are): Veronica Berry or tenant or tenants. Said property will be sold subject to (a) any outstandsubject to (a) any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and in spection of the property, and (c) all matters of record su-perior to the Deed to Secure Debt first set out above, including, but not limited to.

assessments, liens, encum brances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) O.C.G.A. Section 9-13-172.1; and (3) 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. O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial 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 and audit of the status of the loan as provided in the preceding paragraph. Pursuant to O.C.G.A. Section 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 debtor is: Select Portfolio Servicing, Inc. Attention: Loss Mitigation Department 3217 S. Decker Lake Drive Salt Lake City, Utah 84119 1-888-818-6032 The forego-

ing notwithstanding, nothing in OC.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend or modi fy the terms of the Deed to Secure Debt described here-in. This sale is conducted on behalf of the secured credi-tor under the power of sale granted in the aforemen-tioned security instrument, coefficially being ILS. Paper specifically being U.S. Bank, N.A., successor trustee to LaSalle Bank National Asso-ciation, on behalf of the holders of Bear Stearns Asset Backed Securities I Trust set Backed Securnies i Tusi 2006-HE10, Asset-Backed Certificates Series 2006-HE10 as attorney in fact for Veronica Berry Richard B. Maner, P.C. 180 Intersate N Parkway, Suite 200 Atlanta, GA 30339 404.252.6385 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. FC15-

NOTICE OF SALE UNDER POWER GEORGIA, GWIN-NETT COUNTY By virtue of a Power of Sale contained in that certain Se-

contained in that certain Se-curity Deed from VERONICA BLAKEY to JPMORGAN CHASE BANK N.A., dated March 24, 2008, recorded April 1, 2008, in Deed Book 48745, Page 0784, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original of even date in the original principal amount of Hundred Seventy-S Seventy-Seven Thousand and 00/100 dollars (\$177,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to 1900 Capital Trust II, By U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Certificate Trustee, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in February, 2023, all property described in said

FORECLOSURE

Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL session of the property is JOSEPH W BLANKENSHIP JR., AMY L BLANKENSHIP OF LAND LYING AND BEING IN LAND LOT 111 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 5, BLOCK B, HUNT CLIFF SUBDIVISION, UNIT ONE AS DEB BLAT ONE, AS PER PLAT RECORDED IN PLAT BOOK 43, PAGE 102 AND REVISED PLAT RECORDED IN PLAT BOOK 44, PAGE 290, GWIN-NETT COUNTY, GEORGIA WHICH WHICH

RECORDS. WHICH RECORDED PLAT IS INCORPORATED HEREIN BY THIS
REFERENCE AND MADE A
PART OF THIS DESCRIPTION. SUBJECT TO ANY
EASEMENTS OR RESTRICTIONS OF RECORD. Said legal description being controlling, however the property is more commonly known RECORDS ty is more commonly known as 2021 HUNTCLIFF DR, LAWRENCEVILLE, GA 30043. The indebtedness se-cured by said Security Deed has been and is hereby declared due because of de-Fault under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (no-tice to collect same having been given) and all other payments provided for un-der the terms of the Security Deed. Said property will be sold on an as-is basis with-out any representation, war-ranty or recourse against the above-named or the under-signed. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or the title in any displayed by the safe payed by the sa not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumrestrictions: brances: covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, belief of the undersigned, the owner and party in possession of the property is VERONICA BLAKEY, ANA D. HERCULES, ANA R. HERNANDEZ, or tenants(s). The sale will be conducted subject (1) to enfirmetic that ject (1) to confirmation that the sale is not prohibited un-der the U.S. Bankruptcy Code and (2) to final confir-mation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing, Loss Mitigation Dept., 75 Beattie Place Ste. 300, Greenville, SC 29601, Telephone Number: tus of the loan with the hold-Ste. 300, Greenville, SC 29601, Telephone Number: 800-365-7107. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage ingulate, animale, of infolial the terms of the mortgage instrument. 1900 CAPITAL TRUST II, BY U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CERTIFICATE TRUSTER AS CERTIFICATE TRUSTEE
as Attorney in Fact for
VERONICA BLAKEY THE BELOW LAW FIRM MAY BE
HELD TO BE ACTING AS A
DEBT COLLECTOR, UNDER
FEDERAL LAW. IF SO, ANY
INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. Attorney Contact:
Rubin Lublin, LLC, 3145
Avalon Ridge Place, Suite
100, Peachtree Corners, GA
30071 Telephone Number: AS CERTIFICATE TRUSTEE

30071 Telephone Number: (877) 813-0992 Case No. SHP-18-03934-11 Ad Run Dates 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023 950 90876 1/11,18,25,2/1 NOTICE OF SALE UNDER POWER GEORGIA, GWIN-POWER GEORGIA, GWIN-NETT COUNTY By virtue of a Power of Sale contained in that certain Security Deed from JOSEPH W BLANKENSHIP, JR. and AMY L BLANKENSHIP to COUNTRYWIDE HOME LOANS INC. deted Decem COUNTRYWIDE
LOANS, INC., dated December 30, 1997, recorded January 7, 1998, in Deed Book 15272, Page 226, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Eighty-Seven Thousand Nine Hundred Thirty-Five and 00/100 dollars (\$87,935.00), with interest thereon as provided interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to New Residential Mortgage Loan Trust 2018-1, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal Courthouse, within the legal hours of sale on the first ruesday in February, 2023, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 58 OF THE STH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 18, BLOCK A" UNIT 3, AUTUMN HILLS SUBDIVISION, AS PER PLAT RECORDED AT PLAT BOOK 10, PAGE 15, GWINNETT RECORDED AT PLAT BOOK
10, PAGE 15, GWINNETT
COUNTY, GEORGIA
RECORDS, AND BEING
KNOWN AS 2369 THREE
BARS DRIVE, SNELLVILLE,
GEORGIA 30078, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING
HOUSES. APN: R5058 297
Said legal description being Said legal description being controlling, however the property is more commonly known as 2369 THREE BARS DR, SNELLVILLE, GA 30078. bh, sheltville, dh source the indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness re-maining in default, this sale will be made for the purpose will be made for the purpose will be flided for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the torne of the Society. the terms of the Security Deed. Said property will be sold on an as-is basis with-out any representation, war-

ranty or recourse against the above-named or the under-

above-named of the under-signed. The sale will also be subject to the following items which may affect the title: any outstanding ad val-orem taxes (including taxes which are a lien, whether or

not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by

an accurate survey or by an

inspection of the property:

all zoning ordinances; as-sessments; liens; encum-brances; restrictions; covenants, and any other matters of record superior to

said Security Deed. To the best of the knowledge and belief of the undersigned,

FORECLOSURE

or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms amend or modify all terms of the loan (although not required by law to do so) is: Nationstar Mortgage LLC, Loss Mitigation Dept., 8950 Cypress Waters Blvd, Coppell, TX 75019, Telephone Number: 888-880-2432/833-8858 Nothing in 685- 8589. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify negotiate, amend, or modify the terms of the mortgage instrument. NEW RESIDEN-TIAL MORTGAGE LOAN TRUST 2018-1 as Attorney in Fact for JOSEPH W BLANKENSHIP, JR., AMY L BLANKENSHIP, THE BELOW BLANKENSHIP THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: 30071 Telephone Number: (877) 813-0992 Case No. NAT-22-03645-2 Ad Run Dates 12/28/2022, 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023

90749 950 9074 12/28,1/11.18,25,2/1, 2023

NOTICE OF SALE UNDER POWER GEORGIA, GWIN-NETT COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from NABIL G

BOUZEIDAN to MORTGAGE ELECTRONIC REGISTRA-ELECTRONIC REGISTRA-TION SYSTEMS INC AS NOMINEE FOR AMTRUST MORTGAGE CORPORATION, dated September 12, 2005 recorded October 12, 2005 recorded October 12, 2005, in Deed Book 44838, Page 0128, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Three Hundred Fifty-Eight Thousand Six Hundred and 00/100 dollars (\$358,600.00), with interest (asso, obc. ob.) with interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to THE BANK OF NEW YORK MELLON FKA THE BANK OF

NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF CWMBS, INC., ALTERNATIVE LOAD TRUST 2006-0A1, MORTGAGE
PASSTHROUGH CERTIFICATES, SERIES 2006-0A1,
there will be sold at public
outcry to the highest bidder
for cash at the Gwinnett
County Courthouse, within the legal hours of sale on the first Tuesday in February, 2023, all property described in said Security Deed including but not limited to the fol-ING DULL TOLL INTIDE OF THE OFFICE OF LAND LYING AND BEING IN LAND LOT 352 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING TRACTS 1 AND 2, AS BEING TRACTS 1 AND 2, AS DELINEATED ON THAT PLAT
DELINEATED ON THAT PLAT
OF SURVEY FOR MARK
AND JENNY HOLLAND BY
THOMAS WOOD AND ASSOC., AND CERTIFIED BY
THOMAS WOOD, GA RLS,
DATED NOVEMBER 5, 1008 DATED NOVEMBER 5, 1998, REVISED JULY 21, 1999, AS PER PLAT RECORDED IN PLAT BOOK 84, PAGE 252, GWINNETT COUNTY RECORDS, SAID PL AT BE-ING INCORPORATED HERE-

BY REFERENCE THERE-. Said legal description however the property is more commonly known as 6090 WOODLAKE DR , BUFORD , GA 30518. The indebtedness secured by said Security Deed has been and is hereby declared due because of de declared due becades of use fault under the terms of said Security Deed. The indebted-ness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, inall expenses of the sale, in-cluding attorneys fees (no-tice to collect same having been given) and all other payments provided for un-der the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, war-ranty or recourse against the above-named or the under-signed. The sale will also be subject to the following items which may affect the title: any outstanding ad val-orem taxes (including taxes which are a lien, whether or not now due and payable) the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encum-

brances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the property of the said Security Deed. belief of the undersigned. the owner and party in possession of the property is NABIL G BOUZEIDAN, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S.
Bankruptcy Code and (2) to
final confirmation and audit
of the status of the loan with
the holder of the Security
Dead The artitle begins for Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Poblisheit Matraces Contin Penn Financial, LLV, D/6/A Shellpoint Mortgage Servic-ing, Loss Mitigation Dept., 75 Beattie Place Ste. 300, Greenville, SC 29601, Tele-phone Number: 800-365-7107. Nothing in O.C.G.A. Section 44-14- 162.2 shall be constructed to require a serbe construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF CWMBS, INC., ALTERNATIVE LOAN TRUST ALTERNATIVE LOAN TRUST 2006-0A1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-0A1 as Attorney in Fact for NABIL G BOUZEIDAN THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA

Avaion Ridge Place, Sulte 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. SHP-19-05601-10 Ad Run Dates 01/11/2023,

01/18/2023, 01/25/2023,

950 90889 1/11,18,25,2/1

having been last sold, assigned and transferred to PennyMac Loan Services, LLC, there will be sold at public outcry to the highest bidder for cash at the Gwin-County Courthouse. within the legal hours of sale

FORECLOSURE

NOTICE OF SALE UNDER POWER State of GEORGIA, County of GWINNETT. Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by SHANTELLE A BROWN to WELLS FARGO 10010 wells fand bank, N. and dated 06/07/2010, and Recorded on 06/10/2010 as Book No. 50114 and Page No. 0339, GWINNETT County, Georgia records, as last assigned to WELLS FARGO BANK, N.A. (the Secured Creditor) by assignment Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$93,279.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the GWINNETT County Court be within the least of the county of the county of the specified within the least of the county of the specified within the least of the county of the co at the GWINNETT County
Courthouse within the legal
hours of sale on the first
Tuesday in April, 2023, the
following described property: ALL THAT TRACT OR
PARCEL OF LAND LYING
AND BEING IN LAND LOT
114 OF THE 5TH DISTRICT,
OF GWINNETT COUNTY,
GEORGIA PEING LOT 4. OF GWINNETT COUNTY, GEORGIA, BEING LOT 4, BLOCK A OF REGAL ES-TATES, UNIT ONE, AS PER REVISED PLAT RECORDED IN PLAT BOOK 4, PAGE 149, OUR DEED TO THE STREET IN PLAT BOOK 4, PAGE 149, GWINNETT COUNTY, GEOR-GIA, RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE FOR A MORE DETAILED DE-SCRIPTION; AND BEING KNOWN AS 197 REGAL DRIVE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN

PRESENI SYSTEM UNIMBERING PROPERTY IN THE CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTIC-LUARLY DESCRIBED AS FOLLOWS: BEGINNING AT IRON PIN ON THE NORTH-EASTERLY RIGHT OF WAY LINE OF REGAL DRIVE LOCATED 517.73 FEET NORTH-WESTERLY AS MEASURED ALONG SAID RIGHT OF WAY LINE FROM ITS INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 29; RUN THENCE NORTHWESTERLY RUN THENCE THENCH ALONG THE NORTHWESTERLY NORTHEASTERLY THE NORTHEASTERLY RIGHT OF WAY OF REGAL DRIVE 115 FEET TO AN IRON PIN; RUN THENCE NORTHEASTERLY ALONG NORTHEASTERLY ALONG LOT 5, 190 FEET TO AN IRON PIN; RUN THENCE SOUTHEASTERLY 115 FEET TO AN IRON PIN; RUN THENCE SOUTHWESTERLY ALONG LOT 3, 190 FEET TO AN IRON PIN AND THE NORTHEAST RIGHT OF NORTHEAST RIGHT OF WAY LINE OF REGAL DRIVE WHICH IS THE PLACE OF POINT OF BEGINNING. The debt secured by said Deed to Secure Debt has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this cale as provided in the

this sale, as provided in the Deed to Secure Debt and by Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). WELLS FARGO BANK, N.A. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. WELLS FARGO BANK, N.A., acting on behalf of and, as acting on behalf of and, as necessary, in consultation with WELLS FARGO BANK. N.A. (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant terms of the loan. Pursuant to O.C.G.A. § 44 14 1462.2, WELLS FARGO BANK, N.A. may be contacted at: WELLS FARGO BANK, N.A., 3476 STATEVIEW BLVD, FORT MILL, SC 29715, 800 283 212. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned belief of the understigned, the party/parties in possession of the subject property known as 197 REGAL DRIVE. LAWRENCEVILLE, GEORGIA 30046 is/are: SHANTELLE A BROWN or the party framet framet

tenant/tenants. 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) any mat-ters which might be dis-closed by an accurate survey and inspection of the prop erty, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupted under the J.S. Ballindyncy cy Code; and (2) final con-firmation 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 nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation

loan as provided in the pre-ceding paragraph. WELLS FARGO BANK, N.A. as Attor-ney in Fact for SHANTELLE A BROWN. THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000009645607 BARRETT DAFFIN FRAPPIER TURNER DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addi-son, Texas 75001 Teleson, Texas 75001 phone: (972) 341 5398 950 93486 2/1, 2023

and audit of the status of the

loan as provided in the pre-ceding paragraph. WELLS

NOTICE OF SALE UNDER

POWER GEORGIA, GWIN-NETT COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from MARQUITA LASHAWN BUTLER to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOM-INEE FOR EVERETT FINAN-CIAL. INC D/B/A SUPREME LENDING, dated August 18, 2015, recorded September 4, 2015, in Deed Book 53800, Page 609, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Seventy-Six Thousand Seven Hundred Thirty Nine and 00/100 dollars (\$176,739.00), with interest thereon as provided for therein, said Security Deed