

FORECLOSURE

Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of FIFTY EIGHT THOUSAND SIX HUNDRED AND 0/100 DOLLARS (\$58,600.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in April, 2023, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys' fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

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

M&M P Bank 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: M&M P Bank, One Fountain Plaza, Buffalo, NY 14203, 800-724-1633.

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 Sharon A Griffin, Estate of Sharon A Griffin and Melinda Jean Hudson or a tenant or tenants and said property is more commonly known as **5516 Westberry Lane, Norcross, Georgia 30071**. Should a conflict 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.

M&M P Bank as Attorney in Fact for Sharon A Griffin and Melinda Jean Hudson, McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net 14-29

EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF GWINNETT, STATE OF GEORGIA AND IS DESCRIBED AS FOLLOWS:

ALL THAT PARCEL OF LAND IN LAND LOT 225, 6TH DISTRICT GWINNETT COUNTY, STATE OF GEORGIA, AS DESCRIBED IN DEED BOOK 2835, PAGE 486, ID# R6225-267, BEING KNOWN AND DESIGNATED AS:

LOT 22, BLOCK A, UNIT THREE, MITCHELL RISE, FILED IN PLAT BOOK 25, PAGE 1962, RECORDED 05/16/1984.

BY FEE SIMPLE DEED FROM DCB CONSTRUCTION COMPANY, INC. AS SET FORTH IN DEED BOOK 2835, PAGE 486, DATED 07/19/1984 AND RECORDED 07/23/1984, GWINNETT COUNTY RECORDS, STATE OF GEORGIA.

MR/c/a/4/23
Our file no. 23-10940GA - FT5

950-96580 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

Notice of Sale Under Power of State of Georgia, County of DeKalb

Under and by virtue of the Power of Sale contained in a Security Deed given by Gary B. Oliver II to Mortgage Electronic Registration Systems, Inc., as nominee for HomeBridge Financial Services, Inc. DBA Real Estate Mortgage Network (the Secured Creditor), dated September 28, 2018, and Recorded on October 12, 2018 as Book No. 27196 and Page No. 471, DeKalb County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$316,069.00, with interest at the rate specified therein, as last assigned to Carrington Mortgage Services, LLC by assignment that is or to be recorded in the DeKalb County, Georgia Records, there will be sold by the undersigned at public outcry to the highest bidder for cash at the DeKalb 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 174 of the 16th District of DeKalb County, Georgia, Being Lot 66, Block A, The Parks of Stoncrest-Pod E, as shown on plat recorded in Plat Book 202, Pages 43-51, DeKalb County, Georgia Records, which plat is incorporated herein for a more complete and accurate description.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. Because 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 attorney's fees having been given). Carrington Mortgage Services, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Carrington

FORECLOSURE

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. §44-14-162.2, Carrington Mortgage Services, LLC may be contacted at: 1-800-790-9502 or by writing to 1600 South Douglas 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 property, and (c) all matters of record superior to the Security 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 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, and (c) all matters of record superior to the Security 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 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, and (c) all matters of record superior to the Security Deed first set out above.

Funds used at sale shall be in certified funds and payable to Bell Carrington Pierce & Gregg, LLC.

Carrington Mortgage Services, LLC as Attorney in Fact for Gary B. Oliver II. Any information obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Pierce & Gregg, LLC, 339 Heyward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File: 23-40127

950-93260 2/1 8 15 22 23/1 8 52 29 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 Ruby F. Mott to the Security Deed &M P Bank, recorded in Deed Book 38128, Page 209, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 47752, Page 64, Gwinnett County, Georgia Records, as last transferred to Citibank N.A. Manhattan Mortgage Corporation by assignment recorded in Deed Book 38128, Page 230, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED SIXTEEN THOUSAND ONE HUNDRED AND 0/100 DOLLARS (\$216,100.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in April, 2023, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys' fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

MIDFIRST BANK 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: Midland Mortgage, a division of MidFirst Bank, 999 N.W. Grand Boulevard Suite 100, Oklahoma City, OK 73118-6116, 800-654-4566.

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 Patricia Alers or a tenant or tenants and said property is more commonly known as **3365 Newcastle Way**, recorded in Deed Book 54713, Page 2, Gwinnett County, Georgia Records, and as modified by that certain Loan Modification Agreement recorded in Deed Book 59602, Page 282, Gwinnett County, Georgia Records, as last transferred to Guild Mortgage Company, its successors and assigns, dated October 28, 2016, recorded in Deed Book 54713, Page 2, Gwinnett County, Georgia Records, and as modified by that certain Loan Modification Agreement recorded in Deed Book 59602, Page 282, Gwinnett County, Georgia Records, as last transferred to Guild Mortgage Company, LLC by assignment recorded in Deed Book 60435, Page 513, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED SEVENTY-NINE THOUSAND NINE HUNDRED SEVENTY AND 0/100 DOLLARS (\$279,970.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in April, 2023, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys' fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

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

MIDFIRST BANK as Attorney in Fact for Patricia Alers, McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 14-33 www.foreclosurehotline.net EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 18 of the 6th District of Gwinnett County, Georgia, being Lot 40, Block C, Centerville-North Subdivision, Unit Two, as per plat recorded in Plat Book 7, Page 163, Gwinnett County, Georgia Records, which plat is referred to and made a part of this description; being improved property more particularly known as 3365 Newcastle Way according to the present system of numbering houses in Gwinnett County, Georgia. MR/c/a/4/23 Our file no. 52977909 - FT5 950-96083 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

FORECLOSURE

20-13 Page 2 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 108 of the 5th District of Gwinnett County, Georgia, being Lot 26, Block B, Sugarloaf Manor Subdivision, Unit One, as per plat recorded in Plat Book 98, Page 53, as last revised at Plat Book 101, Page 163, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a part of the description hereof.

MR/jay/4/23
Our file no. 5222105 - FT3 950-96651 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Patricia Alers to Homeside Lending, Inc., dated February 22, 2001, recorded in Deed Book 22800, Page 74, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 57856, Page 120, Gwinnett County, Georgia Records, as last transferred to MidFirst Bank by assignment recorded in Deed Book 29730, Page 249, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THOUSAND EIGHT HUNDRED EIGHTY-FOUR AND 0/100 DOLLARS (\$100,884.00).

With interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in April, 2023, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys' fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

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

MIDFIRST BANK 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: Midland Mortgage, a division of MidFirst Bank, 999 N.W. Grand Boulevard Suite 100, Oklahoma City, OK 73118-6116, 800-654-4566.

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 Patricia Alers or a tenant or tenants and said property is more commonly known as **3365 Newcastle Way**, recorded in Deed Book 54713, Page 2, Gwinnett County, Georgia Records, and as modified by that certain Loan Modification Agreement recorded in Deed Book 59602, Page 282, Gwinnett County, Georgia Records, as last transferred to Guild Mortgage Company, its successors and assigns, dated October 28, 2016, recorded in Deed Book 54713, Page 2, Gwinnett County, Georgia Records, and as modified by that certain Loan Modification Agreement recorded in Deed Book 59602, Page 282, Gwinnett County, Georgia Records, as last transferred to Guild Mortgage Company, LLC by assignment recorded in Deed Book 60435, Page 513, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED SEVENTY-NINE THOUSAND NINE HUNDRED SEVENTY AND 0/100 DOLLARS (\$279,970.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in April, 2023, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys' fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

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

MIDFIRST BANK as Attorney in Fact for Patricia Alers, McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 14-33 www.foreclosurehotline.net EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 18 of the 6th District of Gwinnett County, Georgia, being Lot 40, Block C, Centerville-North Subdivision, Unit Two, as per plat recorded in Plat Book 7, Page 163, Gwinnett County, Georgia Records, which plat is referred to and made a part of this description; being improved property more particularly known as 3365 Newcastle Way according to the present system of numbering houses in Gwinnett County, Georgia. MR/c/a/4/23 Our file no. 52977909 - FT5 950-96083 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

FORECLOSURE

courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in April, 2023, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys' fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

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

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust 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: Selene Finance, 3501 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019, 7136252034.

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 Maria Camacho and Junior J Silva or a tenant or tenants and said property is more commonly known as **4185 Davis Road, Buford, Georgia 30518**. Should a conflict 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.

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust as Attorney in Fact for Maria Camacho 16-53 Page 2 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 230 of the 7th District, Gwinnett County, Georgia, being Lot 87, Highland Creek, Unit One, as per plat recorded in Plat Book 113, pages 112-115, Gwinnett County, Georgia Records, which plat is incorporated herein by reference thereto.

MR/mac/4/23
Our file no. 5472019 - FT18 950-96527 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Ebony M Jennings to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Guild Mortgage Company, its successors and assigns, dated October 28, 2016, recorded in Deed Book 54713, Page 2, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 59602, Page 282, Gwinnett County, Georgia Records, as last transferred to Guild Mortgage Company, LLC by assignment recorded in Deed Book 60435, Page 513, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED SEVENTY-NINE THOUSAND NINE HUNDRED SEVENTY AND 0/100 DOLLARS (\$279,970.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in April, 2023, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys' fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

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

Wilmington Trust, National Association, not in its individual capacity, but solely as trustee of MFRA Trust 2016-1 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,

FORECLOSURE

and modify all terms of the mortgage with the debtor is: Guild Mortgage Company LLC, PO Box 85304, San Diego, CA 92186, 800-365-4447.

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 Ebony M Jennings and Derek M Porter or a tenant or tenants and said property is more commonly known as **3191 Canyon Glen Way, Decatur, Georgia 30019**. Should a conflict 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. Guild Mortgage Company LLC as Attorney in Fact for Ebony M Jennings McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 14-33 Page 2 www.foreclosurehotline.net EXHIBIT A

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 316, 5TH DISTRICT, GWINNETT COUNTY, BEING LOT 16, BLOCK C, SHADY CREEK ESTATES F.A. JOHNSON PHILLIPS RD TRACT, AS PER PLAT RECORDED AT PLAT BOOK 134, PAGES 193-196, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART HEREOF. PIN: R5316

MR/c/a/4/23
Our file no. 5516619 - FT17 950-96082 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Andrew F Cassel to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for The CIT Group/Consumer Finance, Inc. and its successors and assigns, dated October 5, 2005, recorded in Deed Book 45507, Page 228, Gwinnett County, Georgia Records, as last transferred to Wilmington Trust, National Association, not in its individual capacity, but solely as trustee of MFRA Trust 2016-1 by assignment recorded in Deed Book 55165, Page 839, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FORTY-FIVE THOUSAND SIX HUNDRED AND 0/100 DOLLARS (\$145,600.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in April, 2023, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys' fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

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

Wells Fargo Bank, N.A. 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: Wells Fargo Bank, N.A., PO Box 10335, Des Moines, IA 50306, 1-800-416-1472.

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 Thierno S Diallo or a tenant or tenants and said property is more commonly known as **1047 Cotton Oak Drive, Lawrenceville, Georgia 30045**. Should a conflict 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. Wells Fargo Bank, N.A. as Attorney in Fact for Thierno S Diallo McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net 19-27 Page 2

*Auction services provided by Auction.com (www.auction.com)

EXHIBIT A

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 219 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 51, BLOCK A, SOUTH OAKS SUBDIVISION (FKA/KA TRIBBLE RIDGE), AS PER PLAT RECORDED IN PLAT BOOK 117, PAGES 74 AND 75, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

MR/mac/4/23
Our file no. 5728219 - FT5 950-96530 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

FORECLOSURE

records, which plat is made a part hereof by reference and being improved property known as 351 Adams Landing Drive, Lawrenceville, Georgia 30045, according to the present system of numbering property in Gwinnett County, Georgia. MR/mac/4/23

Our file no. 5618910 - FT1 950-96010 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Thierno S Diallo to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Brand Mortgage Group, LLC, its successors and assigns, dated February 9, 2010, recorded in Deed Book 49942, Page 520, Gwinnett County, Georgia Records, as last transferred to Wells Fargo Bank, N.A. by assignment recorded in Deed Book 50825, Page 33, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SIXTY-NINE THOUSAND SIX HUNDRED FIFTY-TWO AND 0/100 DOLLARS (\$169,652.00), 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,