

**FORECLOSURE**

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 &quot;as-is&quot; basis without any representation, warranty or recourse against the above-named or the undersigned.

JPMorgan Chase Bank, National Association, successor by merger Chase Home Finance LLC, successor by merger to Chase Manhattan 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 negotiate, amend, and modify all terms of the mortgage with the debtor is: JPMorgan Chase Bank, National Association, 3415 Vision Drive, Columbus, OH 43219, 800-446-8939.

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 Ruben F Mott and Stephen Kelly, Jr. as tenant or tenants and said property is more commonly known as **647 Darley Walk, 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 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.

JPMorgan Chase Bank, National Association, successor by merger Chase Home Finance LLC, successor by merger to Chase Manhattan 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 negotiate, amend, and modify all terms of the mortgage with the debtor is: JPMorgan Chase Bank, National Association, 3415 Vision Drive, Columbus, OH 43219, 800-446-8939.

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 Ruben F Mott and Stephen Kelly, Jr. as tenant or tenants and said property is more commonly known as **647 Darley Walk, 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 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.

JPMorgan Chase Bank, National Association, successor by merger Chase Home Finance LLC, successor by merger to Chase Manhattan 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 negotiate, amend, and modify all terms of the mortgage with the debtor is: JPMorgan Chase Bank, National Association, 3415 Vision Drive, Columbus, OH 43219, 800-446-8939.

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 Ruben F Mott and Stephen Kelly, Jr. as tenant or tenants and said property is more commonly known as **647 Darley Walk, 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 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.

JPMorgan Chase Bank, National Association, successor by merger Chase Home Finance LLC, successor by merger to Chase Manhattan 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 negotiate, amend, and modify all terms of the mortgage with the debtor is: JPMorgan Chase Bank, National Association, 3415 Vision Drive, Columbus, OH 43219, 800-446-8939.

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 Ruben F Mott and Stephen Kelly, Jr. as tenant or tenants and said property is more commonly known as **647 Darley Walk, 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 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.

JPMorgan Chase Bank, National Association, successor by merger Chase Home Finance LLC, successor by merger to Chase Manhattan 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 negotiate, amend, and modify all terms of the mortgage with the debtor is: JPMorgan Chase Bank, National Association, 3415 Vision Drive, Columbus, OH 43219, 800-446-8939.

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 Ruben F Mott and Stephen Kelly, Jr. as tenant or tenants and said property is more commonly known as **647 Darley Walk, 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 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.

JPMorgan Chase Bank, National Association, successor by merger Chase Home Finance LLC, successor by merger to Chase Manhattan 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 negotiate, amend, and modify all terms of the mortgage with the debtor is: JPMorgan Chase Bank, National Association, 3415 Vision Drive, Columbus, OH 43219, 800-446-8939.

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 Ruben F Mott and Stephen Kelly, Jr. as tenant or tenants and said property is more commonly known as **647 Darley Walk, 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 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.

JPMorgan Chase Bank, National Association, successor by merger Chase Home Finance LLC, successor by merger to Chase Manhattan 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 negotiate, amend, and modify all terms of the mortgage with the debtor is: JPMorgan Chase Bank, National Association, 3415 Vision Drive, Columbus, OH 43219, 800-446-8939.

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 Ruben F Mott and Stephen Kelly, Jr. as tenant or tenants and said property is more commonly known as **647 Darley Walk, 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 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.

JPMorgan Chase Bank, National Association, successor by merger Chase Home Finance LLC, successor by merger to Chase Manhattan Mortgage Corporation is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

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14-53 Page 2 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/ca 4/4/23

Our file no. 52977909 - 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 Maria Camacho to Mortgage Electronic Registration Systems, Inc., as grantee, Trust Mortgage, Inc. d/b/a Sun America Mortgage, its successors and assigns, dated July 28, 2006, recorded in Deed Book 46909, Page 733, Gwinnett County, Georgia Records, as last transferred to Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Premium Mortgage Acquisition Trust by assignment recorded in Deed Book 56369, Page 457, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED FIFTY-FIVE THOUSAND ONE HUNDRED AND 00/100 DOLLARS (\$255,600.00), 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 attorney's 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 &quot;as-is&quot; basis without any representation, warranty or recourse against the above-named or the undersigned.

Guild Mortgage Company 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: Guild Mortgage Company LLC, PO Box 85304, San Diego, CA 92186, 800-365-4471.

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, Lawrenceville, 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 14-39 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 A, SHADY CREEK ESTATES F.K.A. JONES HILL, 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: RS5316 164.

MR/ca 4/4/23 Our file no. 5516619

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., 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 attorney's 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 &quot;as-is&quot; 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 Yunior 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 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/ca 4/4/23

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, 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 TWO HUNDRED SEVENTY-NINE THOUSAND NINE HUNDRED SEVENTY

**FORECLOSURE**

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 attorney's 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 &quot;as-is&quot; basis without any representation, warranty or recourse against the above-named or the undersigned.

Guild Mortgage Company 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: Guild Mortgage Company LLC, PO Box 85304, San Diego, CA 92186, 800-365-4471.

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, Lawrenceville, 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 14-39 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 A, SHADY CREEK ESTATES F.K.A. JONES HILL, 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: RS5316 164.

MR/ca 4/4/23 Our file no. 5516619

950-96082 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

**FORECLOSURE**

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, 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 Andrew F Cassel or a tenant or tenants and said property is more commonly known as **351 Adam's Landing 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.

Wilmington Trust, National Association, not in its individual capacity, but solely as trustee of MFRA Trust 2016-1 as Attorney in Fact for Andrew F Cassel McCalla Raymer Leibert Pierce, LLC 1818 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 172 of the 5th District, Gwinnett County, Georgia, being Lot 39, Block A, Unit One, Adams Landing Subdivision, per plat thereof recorded in Plat Book 82, Page 101, Gwinnett County 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 houses in Gwinnett County, Georgia. MR/Mac 4/4/23

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

**NOTICE OF SALE UNDER POWER**

By virtue of Power of Sale contained in that Deed to Secure Debt (the "Security Deed") from Atlanta Freedom Builders, LLC ("Grantor") to Atlanta Private Lending, LLC ("Grantee"), dated December 9, 2021, recorded in Deed Book 58514, page 687, Gwinnett County, Georgia Records said Security Deed being given to secure a note of even date therewith in the original principal amount of Eighty Thousand and 00/100 Dollars (\$80,000.00), with interest from the date thereof at the rate specified therein (the "Note"), together with any and all other indebtedness owing to the Grantor to be secured by the Security Deed, there will be sold by the undersigned at public 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 April, 2023, the following described property. All those tracts or parcels of land lying and being in Land Lot 172 of the 5th District, Gwinnett County, Georgia, being Lots 81 (1594 Water Springs Way) and 84 (1935 Alcala Trails Dr.), Block D, Unit 1, Phase 2, Riversprings Subdivision, according to plat recorded in Plat Book 110, pages 20-21 and as revised at Plat Book 110, pages 269-270, Gwinnett County, Georgia records, which plat is incorporated herein and made a part hereof by reference.

**1594 Water Springs Way and 1935 Alcala Trails Dr., Decatur, GA 30019** The indebtedness secured by the Security Deed has been and is hereby declared due because of default under the terms of the Security Deed including but not limited to the nonpayment of principal and interest when due. The indebtedness remaining in default, the sale will be made for the purpose of applying the proceeds thereof to the payment of the indebtedness secured by the Security Deed, accrued interest, and all other payments provided for under the Security Deed, attorneys' fees as provided in the Note and Security Deed, notice of intent 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 valorem 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 appearing after the date of the Security Deed and consented to by the Grantor. Atlanta Private Lending, LLC Attorney in Fact for Atlanta Freedom Builders, LLC WILLIAM E. BRUMBY, II 17 Executive Park Dr., NE, #40329 770.933.0096 Bill@BrumbyLaw.com THIS FIRM IS ACTING AS A DEBT COLLECTOR IN THIS MATTER. ANY INFORMATION OBTAINED WILL BE USED FOR THE PURPOSES OF COLLECTING SAID DEBT. 950 97026 3/8,15,22,29, 2023

**NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY**

By virtue of a Power of Sale contained in that certain Security Deed from LOLA PETRYNIADE to FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2020-3, AS GRANTEE, AS NOMINEE FOR REAL ESTATE NETWORK, INC., dated May 20, 2011, recorded June 20, 2011, in Deed Book 50730, Page 0805, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Fifty-Two Thousand Eight Hundred Ninety-Five and 00/100 dollars (\$52,895.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Lakeview Loan Servicing, LLC, 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 April, 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 47 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING LOT 71 OF ARNOLD MILL STATION SUBDIVISION AS PER THAT PLAT OF THE SUBDIVISION RECORDED IN PLAT BOOK 112, PAGES 196-197 GWINNETT COUNTY, GEORGIA RECORDS. Said legal description being as follows, however the property is more commonly known as **148 AGUA AVE, LAWRENCEVILLE, GA 30044**. 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 remaining in default, this sale will be made 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 terms of the Security Deed. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. 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 not now due and payable); the right of redemption of any taxing authority; matters which might be disclosed by an accurate survey and inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants; and any other matters of record superior to the Security Deed.

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.

Lakeview Loan Servicing, LLC, 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 April, 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 3 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 6, BLOCK C, JUREL FALLS SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 44, PAGE 79, GWINNETT COUNTY, GEORGIA RECORDS. WHICH RECORDED PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE PART OF THIS DESCRIPTION. SAID PROPERTY BEING KNOWN AS 3815 LAUREL BROOK LANE, SNELLVILLE, GEORGIA 30039. ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA. SUBJECT PROPERTY ADDRESS: 3815 LAUREL BROOK LANE, SNELLVILLE, GA 30039 PARCEL ID: R6003 124 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 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). 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. is acting on behalf of and, as necessary, in consultation with FEDERAL NATIONAL MORTGAGE ASSOCIATION, A/K/A FANNIE MAE (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 14-102.2, WELLS FARGO BANK, N.A. may be contacted at: WELLS FARGO BANK, N.A., 3476 STATEVIEW BLVD., FORT MILL, SC 29715, 800 288 3212. 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 in possession of the subject property known as **1394 DRAKE COURT SW, LILBURN, GA 30047** is/was: Christina English and Marc English, as trustee for Pretium Mortgage Acquisition Trust as Attorney in Fact for National City Mortgage Co dba Accubanc Mortgage, Brock & Scutt, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no. 23-032737 950 96617 3/8,15,22,29, 2023

**NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA**

Under and by virtue of the Power of Sale contained in a Security Deed given by Cynthia H. Davies and Emma E. Akojeide to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for SunTrust Mortgage, Inc. d/b/a Sun America Mortgage, dated February 5, 2004, and recorded in Deed Book 37045, Page 2, Gwinnett County, Georgia Records, as last transferred to 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