

**FORECLOSURE**

ALL THE FOLLOWING DESCRIBED PROPERTY, TO-WIT: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 249 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 86, BLOCK B, GREAT RIVER AT TRIBBLE MILL SUBDIVISION, UNIT THREE, PHASE THREE, AS PER PLAT RECORDED IN PLAT BOOK 108, PAGE 41 AND 42, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN AND MADE REFERENCE HERETO. ASSESSOR'S PARCEL NUMBER: R5249 197. PROPERTY ADDRESS: 1948 ALCOVY SHOALS BLUFF, LAWRENCEVILLE, GA 30045. PARCEL NO. R5249 197.

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

Said property is commonly known as **1948 Alcovy Shoals Bluff, Lawrenceville, GA 30045** together with all fixtures and personal property attached to and constituting a part of the subject property, if any, to the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Estate/Heirs of Rosa K. Byers or tenant or tenants.

PHH Mortgage Corporation is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

PHH Mortgage Corporation Loss Mitigation 1661 Worthington Rd Suite 100 West Palm Beach, FL 33409 888-918-1110

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

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which are a lien of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 330, 31ST DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 140, BLOCK A, RIVERFIELD SUBDIVISION, UNIT I, AS PER PLAT RECORDED IN PLAT BOOK 54, PAGE 199, AS REVISED IN PLAT BOOK 57, PAGE 98, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE REFERENCE HERETO. FOR A MORE DETAILED DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

TAX ID: R6330 236. Said property being known as: **5060 RIVERFIELD DR NORCROSS, GA 30092**

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are MARK F. JANOWIAK or tenant(s).

The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorneys fees having been given).

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

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

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows: Selene Finance LP, 3501 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019. 817-768-3759.

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 2049-128A. 950-95750 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

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

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

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows: Cenlar Federal Savings Bank, 425 Phillips Boulevard, Ewing, NJ 08618.

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. AMERIHOME MORTGAGE COMPANY, LLC, AS ATTORNEY-IN-FACT FOR RUBEN R. PRIETO.

Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbots Bridge Road, Suite 170, Duluth, GA 30097. Phone: 470.321.7112. Firm File No. 20-053785 - GAR.

950-95957 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

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

Pursuant to the power of sale contained in the Security Deed executed by MARK F. JANOWIAK to GREAT NORTHERN FINANCIAL CORPORATION in the original principal amount of \$205,000.00 dated July 5, 2005 and recorded in Deed Book 24099, Page 31, Gwinnett County records, said Security Deed being last transferred to U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST IN Deed Book 60196, Page 126, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on April 04, 2023, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 330, 31ST DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 140, BLOCK A, RIVERFIELD SUBDIVISION, UNIT I, AS PER PLAT RECORDED IN PLAT BOOK 54, PAGE 199, AS REVISED IN PLAT BOOK 57, PAGE 98, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE REFERENCE HERETO. FOR A MORE DETAILED DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

TAX ID: R6330 236. Said property being known as: **5060 RIVERFIELD DR NORCROSS, GA 30092**

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are MARK F. JANOWIAK or tenant(s).

The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorneys fees having been given).

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

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

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows: Selene Finance LP, 3501 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019. 817-768-3759.

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. 2049-128A. 950-95750 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

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

Pursuant to the Power of Sale contained in a Security Deed given by Keith H Alleyne and Dave A. Alleyne to Navy Federal Credit Union dated 6/20/2019 and recorded in Deed Book 56739, Page 28, 2008, recorded in Deed Book 48750, Page 855, Gwinnett County, Georgia Records, and as modified by that certain Loan Modification Agreement recorded in Deed Book 60133, Page 722, Gwinnett County, Georgia Records, as last transferred to Lakeview Loan Servicing, LLC, as Attorney in Fact for Edna Fisher in Deed Book 57386, Page 60, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SIX THOUSAND FIVE HUNDRED SEVENTY-FIVE AND 0/100 DOLLARS (\$106,575.00), 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 of intent to collect attorneys fees having been given).

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there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia, or at such other place as may be lawfully designated as an alternative, within the legal hours of sale on April 4, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 204 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 3, BLOCK A, SI-MONTON PARK, AS PER PLAT RECORDED IN PLAT BOOK 106, PAGE 204, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. PPN: R5204 272.

This foreclosure is subject to the Security Deed from Keith H. Alleyne, an unmarried man and Dave A. Alleyne, an unmarried man to Mortgage Electronic Registration Systems, Inc., as nominee for Quicken Loans in Deed Book 52085, Page 5, 2017, in the original amount of \$201,515.00, recorded in Deed Book 55594, Page 775, Gwinnett County, Georgia records.

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

Said property is commonly known as **825 Simonton Rd SE, Lawrenceville, GA 30045** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Dave A. Alleyne and Keith H Alleyne or tenant or tenants.

Navy Federal Credit Union is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

Navy Federal Credit Union, 820 Finner Lane Vienna, VA 22180-4907. (888) 503-7102

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

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which are a lien of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

PHH Mortgage Corporation Loss Mitigation 1661 Worthington Rd Suite 100 West Palm Beach, FL 33409 888-918-1110

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

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which are a lien of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows: Selene Finance LP, 3501 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019. 817-768-3759.

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. 2049-128A. 950-95750 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

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

Under and by virtue of the Power of Sale contained in a Security Deed given by Diane G Knepp and William C. Knepp to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Brand Mortgage Group, its successors and assigns, dated June 28, 2019, recorded in Deed Book 56726, Page 797, Gwinnett County, Georgia Records, as last transferred to Wells Fargo Bank, National Association, as trustee for the holders of the First Franklin Mortgage Loan Trust 2006-FF15 Mortgage Pass-Through Certificates, Series 2006-FF15 is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

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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.

Lakeview 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: M&T 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 mortgage.

Said property is commonly known as **224 Park Place Drive, Georgia 30044** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Dave A. Alleyne and Keith H Alleyne or tenant or tenants.

Navy Federal Credit Union is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

Navy Federal Credit Union, 820 Finner Lane Vienna, VA 22180-4907. (888) 503-7102

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

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which are a lien of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed.

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows: Selene Finance LP, 3501 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019. 817-768-3759.

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. 2049-128A. 950-95750 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

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

Under and by virtue of the Power of Sale contained in a Security Deed given by Diane G Knepp and William C. Knepp to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Brand Mortgage Group, its successors and assigns, dated June 28, 2019, recorded in Deed Book 56726, Page 797, Gwinnett County, Georgia Records, as last transferred to Wells Fargo Bank, National Association, as trustee for the holders of the First Franklin Mortgage Loan Trust 2006-FF15 Mortgage Pass-Through Certificates, Series 2006-FF15 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&T 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 mortgage.

Said property is commonly known as **2628 Waverly Hills Georgia 30044**. 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.

Guid Mortgage Company LLC, as Attorney in Fact for Steven T Pryor, McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road, Roswell, GA 30076. www.foreclosurehotline.net 19-13.

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

Under and by virtue of the Power of Sale contained in a Security Deed given by Edna Fisher to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Brand Mortgage Group, its successors and assigns, dated September 19, 2017, recorded in Deed Book 55447, Page 557, Gwinnett County, Georgia Records, as last transferred to Rocket Mortgage, LLC f/k/a Quicken

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Pierce, LLC 1544 Old Alabama Road, Roswell, GA 30076. www.foreclosurehotline.net 19-13.

Page 2. EXHIBIT A All that tract or parcel of land lying and being in Land Lot 38, of the 7th District, Gwinnett County, Georgia, being Lot 12, The Waverly, Unit 1, 1/4a Herrington Road Tract, as per plat recorded in Plat Book 85, page 121, Gwinnett County, Georgia records, which plat is incorporated herein and made a part hereof by reference. MR/chr 4/4/23

Our file no. 22-06590GA - FT17 950-95787 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

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

Under and by virtue of the Power of Sale contained in a Security Deed given by Edna Fisher to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Brand Mortgage Group, its successors and assigns, dated August 7, 2006, recorded in Deed Book 46930, Page 239, Gwinnett County, Georgia Records, as last transferred to Wells Fargo Bank, National Association, as trustee for the holders of the First Franklin Mortgage Loan Trust 2006-FF15 Mortgage Pass-Through Certificates, Series 2006-FF15 by assignment recorded in Deed Book 60280, Page 9, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED NINETY-SIX THOUSAND FOUR HUNDRED AND 0/100 DOLLARS (\$296,400.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the 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 their 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: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which are a lien of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above.

Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed.

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows: Selene Finance LP, 3501 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019. 817-768-3759.

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. 2049-128A. 950-95750 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

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

Under and by virtue of the Power of Sale contained in a Security Deed given by Steven T Pryor to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Guild Mortgage Company, its successors and assigns, dated June 28, 2019, recorded in Deed Book 56726, Page 797, Gwinnett County, Georgia Records, as last transferred to Guild Mortgage Company LLC by assignment recorded in Deed Book 58861, Page 137, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SEVENTY THOUSAND THREE HUNDRED FIFTY-SIX AND 0/100 DOLLARS (\$170,356.00), 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: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which are a lien of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above.

Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed.

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows: Selene Finance LP, 3501 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019. 817-768-3759.

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. 2049-128A. 950-95750 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

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

Under and by virtue of the Power of Sale contained in a Security Deed given by Donald A Yoder and Carol A Yoder to Rocket Mortgage, LLC f/k/a Quicken Loans Inc., as Attorney in Fact for Edna Fisher in Deed Book 55447, Page 557, Gwinnett County, Georgia Records, as last transferred to Rocket Mortgage, LLC f/k/a Quicken

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Loans, LLC by assignment recorded in Deed Book 59593, Page 760, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SEVENTY-EIGHT THOUSAND FOUR HUNDRED AND 0/100 DOLLARS (\$178,400.00), 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