FORECLOSURE

tion.com) EXHIBIT A All that piece, parcel or lot

of land with improvements

thereon lying and being in land lot 5 of the 5th land district, Gwinnett County, Georgia, being lot 49, block A, Newton's Crest Subdivisional of the county of the cou

Newtona#39;8 crest Subure vision, as per a plat recorded in Plat Book 96, pages 185 -186, Gwinnett County Public Records. (Parcel ID # R5005 247 / 3482 Newtons Crest Circle, Snellville, CA 30078). MB/chr 4/4/23

Our file no. 23-10864GA -

NOTICE OF SALE UNDER

Security Deed given by Tope Alebiosu to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nominee for Home America Mort-gage, Inc., its successors and assigns dated July 21

and assigns, dated July 21

Book 46858, Page 803, Gwinnett County, Georgia Records, as last transferred to MEB Loan Trust VI, U.S. Bank Trust National Associa-

tion, not in its individual ca-pacity but solely as trustee by assignment recorded in Deed Book 60353, Page 724, Gwinnett County, Georgia

for cash before the court-house door of Gwinnett

County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in April,

2023, the following de-

scribed property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A
PART HEREOF

The debt secured by said Security Deed has been and

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 \$\pmu 39;\$ 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 in-cluding, but not limited to, those superior to the Securi-ty Deed first set out above.

ty Deed Tirst set out. Said property will be sold on basis

without any representation

warranty or recourse against

The entity that has full au-

CO 80111, 800-306-

entity is not required by law

to negotiate, amend or modi-

fy the terms of the

recorded in Deed

03/08/2023, 03/22/2023,

MR/chr 4/4/23

950-96529

03/15/2023, 03/29/2023.

POWER

2006.

FORECLOSURE

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER

PURSUANT TO THE POWER OF SAIR CONTAINED IN THE PURSUANT TO THE MORTGAGE E REGISTRATION INC., AS BENEFICIARY, ACTING SOLELY AS NOMI-NEE FOR BROKER SOLU-TIONS, INC., DBA NEW AMERICAN FUNDING in the original principal amount of \$218.960.00 dated Decem-290, Gwinnett County records, said Security Deed last transferred LAKEVIEW LOAN SERVIC ING, LLC in Deed Book 59439, Page 00190, Gwin-nett County records, the un-dersigned will sell at public outcry to the highest bidder for cash, before the Courtlawfully designated, within the legal hours of sale, on May 02, 2023, the property

may 02, 2023, the property in said Security Deed and described as follows: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 80 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEOR-GWINNETI COUNTY, GEOR-GIA, BEING LOT 8, BLOCK I, QUAIL RUN PHASE, UNIT FIVE, LAMANCHA, PER PLAT RECORDED IN PLAT BOOK 6, PAGE 120, GWIN-NETT COUNTY RECORDS, TO WHICH SAID PLAT REF-ERENCE IS MADE FOR A MORE PARTICULAR DELIN EATION OF A METS, BOUNDS AND COURSES DESCRIPTION

Said property being known as: 515 BIRCH LN LAWRENCEVILLE, GA 30044 To the best of the under-signeds knowledge, the party or parties in possession of said property is/are WENDY CASTILLO DAVID 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 sale, including attorneys fees (notice of intent to collect attorneys fees hav-

ing been given).
Said property will be sold subject to the following: (1) any outstanding ad valoren any outstanding at valories 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 discharged by the payable of the payable closed by an accurate survey and inspection of the prop-erty; and (4) any assess-ments, liens, encumbrances, zoning ordinances, restriccovenants, and mat ters 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) fi-nal confirmation and audit of the status of the loan with the holder of the Security

The name, address, and telephone number of the in-dividual or entity who hats full authority to negotiate, amend, and modify all terms of the mortgage is as fol-

LoanCare IIC 3637 Sentara Way Virginia Beach, VA 23452 1-800-274-6600

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is law to negotiate, amend, or modify the terms of the

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A
DEBT. ANY INFORMATION
OBTAINED MAPPERS FOR THAT PURPOSE LAKEVIEW LOAN SERVIC-

as Attorney-in-Fact for WENDY CASTILLO DAVID Robertson, Anschutz, Schneid, Crane & Drart-

ners. PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 23-101183 -

950-97254 03/22/2023, 04/05/2023, 04/12/2023, 04/19/2023, 04/26/2023.

NOTICE OF SALE UNDER POWER GEORGIA, COUNTY GWINNETT Under and by virtue of the

Power of Sale contained in a Security Deed given by Juan F Almazan Martinez to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Ameris Bank its successors and assigns dated July 23, 2021, record-ed in Deed Book 59054, Page 214, Gwinnett County, Georgia Records, as last transferred to Ameris Bank by assignment recorded in Deed Book 60441. Page after-described property to secure a Note in the original

secure a Note in the origi-nal principal amount of THREE HUNDRED EIGHTY-TWO THOUSAND NINE HUNDRED THIRTY-SIX AND 0/100 DOLLARS AND 0/100 DOLLARS (\$382,936.00), 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, Courting or to such public outcry to the county of Coun 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 expectives.

scribed property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

Security Deed has been and is hereby declared due because of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note and 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

attorney \$\pi_{\text{3}}\$, siees (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 in spection of the property, any assessments, liens, encumbrances, zoning ordinances, contributions, encumbrances, contributions, encountries and contributions. restrictions, covenants, and any matters of record cluding, but not limited to. those superior to the Security Deed first set out above

FORECLOSURE

Said property will be sold on an "as-is" basis without any representation. warranty or recourse against the above-named or the undersigned.

Ameris Bank is the holder of the Security Deed to the

property in accordance with OCGA § 44-14-The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is:

Ameris Bank, 1 Corporate Drive, Suite 360, Lake Drive, 8006694268.

Note, however, that such entity is not required by law to negotiate, amend or modito 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 Juan F Almazan Martinez or a tenant or tenants and said property is more commonly known as 6398 Panasa Court, Tuck-er, Georgia 30084. Should a conflict arise between the property address and the le-

gal description the legal description will control.

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

Ameris Bank Anteris bank
as Attorney in Fact for
Juan F Almazan Martinez
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

Page 2 6398 Page 2 6398 PANASA COURT, TUCKER, GA 30084 ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 165 OF THE 6TH DISTRICT, GWINNETT COUNTY GEORGIA BEING

COUNTY, GEORGIA, BEING LOT 29, BLOCK A, CREEK-SIDE HERITAGE, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 150, PAGES 133-137, GWINNETT COUNTY, RECORDS GEORGIA KEUUNDO, WHICH RECORDED PLAT IS INCORPORATED HEREIN INCORPORATED HEREIN AND MADE A PART HEREOF BY REFER-

TAX ID # R6165 226 MR/mac 4/4/23 Our file no. 23-10647GA – FT18

950-96007 03/08/2023, 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 Aaron G Swift-Davis to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Primary Resi-dential Mortgage, Inc., its successors and assigns, dat-ed June 30, 2010, recorded in Deed Book 50216, Page
0115, Gwinnett County,
Georgia Records and as
modified by that certain
Loan Modification Agreement recorded in Deed Book 58926, Page 249, Gwinnett County, Georgia Records, as last transferred to Wells Far-go Bank, N.A. by assignment go Bank, N.A. by assignment recorded in Deed Book 51452, Page 124, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWENTY-FOUR THOUSAND

warranty or recourse against the above-named or the un-dersigned. MEB Loan Trust VI, U.S. Bank National Association, not in its individual capacity but solely as trustee is the holder of the Security Deed to the property in accor-dance with OCGA § 44-14-ELEVEN AND 0/100 DOL-LARS (\$124,011.00), with est thereon as set forth therein, there will be sold at thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: public outcry to the highest bidder for cash before the Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, 6059.

place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in April, 2023, the following defollowing de

scribed property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

not yet due and payable), the

right of redemption of any

brances zoning ordinances restrictions, covenants, and any matters of record including, but not limited to,

those superior to the Securi

ty Deed first set out above. Said property will be sold on

an "as-is" basis without any representation, warranty or recourse against

the above-named or the un-

is the holder of the Security

The entity that has full au-

The entity trait 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 Aaron G Swift-Davis or a tenant or tenants and said property is

more commonly known as 3482 Newtons Crest Circle, Snellville, Georgia 30078. Should a conflict arise be-tween the property address and the legal description the

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 badder of the security dead.

holder of the security deed.
Wells Fargo Bank, N.A.

as Attorney in Fact for Aaron G Swift-Davis

Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076

Page 2

McCalla Raymer Leibert

www.foreclosurehotline.net
*Auction services provided
by Auction.com (www.auc-

Wells Fargo Bank, N.A.

ty the terms or the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Tope Alebio-HEREOF
The debt secured by said
Security Deed has been and
is hereby declared due because of, among other possible events of default, failsu or a tenant or tenants and said property is more com-monly known as **594 Read-ing Ct, Lawrenceville, Geor-gia 30043.** Should a conflict ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the arise between the property and all expenses of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to 0.C.G.A. § 13-1-11 having hope given)

address and the legal description the legal description will control.

The sale will be conducted white description and the legal description will control. subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupted under rite J.S. Bankrupt-cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. MEB Loan Trust VI, U.S. Bank National Association, pursuant to U.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 bain National Association, not in its individual capacity but solely as trustee as Attorney in Fact for Tope Alebiosu McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encum-

Roswell, GA 30076 21:26

Page 2 www.foreclosurehotline.net www.foreclosurehotline.net EXHIBIT A ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 28 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 23, BLOCK B, OLDE PEACHTREE STATION SUBDIVISION, PHASE II, AS PER PLAT RECORDED IN PLAT BOOK 62, PAGE 204, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORAT-

MADE REFERENCE HERE-SUBJECT TO THAT CER-TAIN SECURITY DEED FROM TOPE ALEBIOSU TO MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS,
INC., AS GRANTEE, AS
NOMINEE FOR HOME
AMERICA MORTGAGE, INC., ITS SUCCESSORS AND AS-SIGNS, DATED JULY 21, 2006, AND RECORDED IN DEED BOOK 46858, PAGE 786, GWINNETT COUNTY, GEORGIA RECORDS.

PLAT BEING INCORPORAT

FD HFRFIN AND

MR/mac 4/4/23 Our file no. 23-10897GA - FT7 950-96558 03/08/2023, 03/22/2023, 03/15/2023, 03/29/2023.

NOTICE OF SALE UNDER **POWER** GEORGIA, COUNTY GWINNETT Under and by virtue of the Power of Sale contained in a

Security Deed given by Sharon A Griffin and Melinda Jean Hudson to Mortgage Electronic Registration Sys-Electronic Registration Sys-tems, Inc., as grantee, as nominee for Lakeview Loan Servicing, LLC, its succes-sors and assigns, dated De-cember 18, 2013, recorded in Deed Book 52734, Page 218, Gwinnett County, Geor-gia Records, as last trans-ferred to M&T Bank by assignment recorded in Deed Book 59067 Page 773 assignment recorded in Deed Book 59067, Page 773,

FORECLOSURE

Gwinnett County, Georgia Records, conveying the after-described property to se-cure 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 court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in April, 2023, the following described reported:

scribed 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, fail-GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale contained in a ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security

bed and by law, including attorney's fees (notice pursuant to 0.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien but taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by Gwinnett County, Ğeorgia Records, conveying the after-described property to secure a Note in the original principal amount of THIRTY-EIGHT THOUSAND FIVE HUNDRED AND 0/100 DOLLARS (\$38,500.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courtwhich might be unsclosed under 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 surerior to the Securithose superior to the Securithose 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 un-

dersigned.

M&T Bank
is the holder of the Security
Deed to the property in accordance with OCGA § 4414-162.2.
The arith that has full aw

The entity that has full an 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 loan. To the best knowledge and the pest 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, Nor-cross, Georgia 30071. cross, Georgia 30071. Should a conflict arise be-

tween 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 prohibit-ed under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed.

M&:T Bank M∓ Bank as Attorney in Fact for Sharon A Griffin and Melin-da Jean Hudson McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net

14.29 Page 2
EXHIBIT A
THE LAND REFERRED TO
HEREIN BELOW IS SITUATED IN THE COUNTY OF
GWINNETT STATE OF
AND IS DE-

GWINNETI 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 262, RECORDED 05/16/1984.

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 DECOMPTS DECOMP COUNTY RECORDS, STATE

OF GEORGIA.

MR/ca 4/4/23

Our file no. 23-10940GA – 950-96580 03/08/2023. 03/22/2023,

03/29/2023

NOTICE OF SALE UNDER **POWER** GWINNETT

GEORGIA, COUNTY Under and by virtue of the

Power of Sale contained in a Fower of Sale contained in a Security Deed given by Ruby F Mott to Global Mortgage & Deed Services, dated April 7, 2004, record-ed in Deed Book 38128, Page 209, Gwinne tt County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 47752, Page 64, Gwinnett County, Georgia Records, as letter transferred to Chean last transferred to Chase 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 de-

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, and an expenses of this said 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 a

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 in-spection of the property, any

FORECLOSURE

assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Securi-ty Deed first set out above. Said property will be sold on an "as-is" basis without any representation

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 accorto the property in accordance with OCGA § 44-14-

dance 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 modi-

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 Ruby F Mott and Stephen Kelly, Jr or a tenant or tenants and said property is more commonly known as 647 Darley Walk, Lawrenceville, Georgia 30045. Should a conflict arise between the property to negotiate, amend or modi-

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 prohibit-ed under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed JPMorgan Chase Bank, National Association success sor by merger Chase Home Finance LLC, successor by merger to Chase Manhattan

Mortgage Corporation
as Attorney in Fact for
Ruby F Mott McCalla
Raymer Leibert Pierce, LLC
20:13

Page 2 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net

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, Sug-arloaf Manor Subdivision, Unit One, as per plat record-ed 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 descrip-tion barsel.

tion hereof tion hereot.
MR/jay 4/4/23
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 2001, recorded in Deed Book 22880, Page 74, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 57856, Page 120. Gwinnett County, Geor-

gia Records, as last trans-ferred to MidFirst Bank by assignment recorded in Deed Book 29730, Page 249, Gwinnett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original principal amount of ONE HUNDRED THOUSAND FIGHT HINDRED EIGHTA HUNDRED IHUUSAND 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 law-fully 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, a particular in the Security. as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-

Thaving been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority any matters taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances. brances, zoning ordinances restrictions, covenants, and any matters of re including, but notlimited to, those si perior to the Security Deed first set out above. Said property will be sold on an "as-is"

without any representation, warranty or recourse against the above-named or the undersigned

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 731186116, 800-654-4566. Note, however, that such entity is not required by law to negotiate, amend or modi-fy the terms of the loan. To the best knowledge 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 com-monly known as 3365 New, cattle Way, Snellyille, Georcastle Way, Snellville, Geor-gia 30039. Should a conflict arise between the property address and the legaldescription the legal description will control tion 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 firmation and audit of the status of the loan with the holder of the security deed. MIDFIRST BANK as Attorney in Fact for Patricia Alers McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

FORECLOSURE FORECLOSURE

AND 0/100

HFRF0F

purpose of paying the same and all expenses of this sale, as provided in the Security

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 in

spection of the property, any assessments, liens, encum-

brances, zoning ordinances, restrictions, covenants, and any matters of record in-

the above-named or the un-

Guild Mortgage Company LLC is the holder of the Se-curity Deed to the property in accordance with OCGA §

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, 800-365-4441.

dersigned.

44-14-162.2.

Page 2

DOLLARS (\$279,970.00), with interest thereon as set www.foreclosurehotline.net EXHIBIT A forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or All that tract or parcel of land lying and being in Land Lot 18 of the 6th District of Georgia, being Lot 40, Block C, Centerville-North at such place as may be lawfully designated as an alter native, within the legal hours of sale on the first Tuesday

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 descripmade 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. MB/ca 4/4/23

Our file no. 52977909 FT17 950-96083 03/08/2023 03/15/2023, 03/29/2023. 03/22/2023.

NOTICE OF SALE UNDER **POWER** GEORGIA, COUNTY 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 nominee SunTrust Mortgage, Inc. d/b/a
Sun America Mortgage, its 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 Pretium Mortgage Acquisition Trust by assignment sition Trust by assignment recorded in Deed Book 56369, Page 457, Gwinnett County, Georgia Records, conveying the after-described property to secure a Mote in the original principal Note in the original principal amount of TWO HUNDRED FIFTY-FIVE THOUSAND SIX HUNDRED AND 0/100 DOL LARS (\$255,600.00), with interest thereon as set forth LARS therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwin-nett County, Georgia, or as such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in

Note, however, that such entity is not required by law April, 2023, the following described property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A PART to negotiate, amend or modi-fy 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 **HEREOF** The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, faila tenant or tenants and said property is more commonly ure to pay the indebtedness as and when due and in the known as 3191 Canyon Glen Way, Dacula, Georgia 30019. Should a conflict manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the arise between the property

brances, zoning ordinances

restrictions, covenants, and

without any representation, warranty or recourse against the above-named or the understand

Wilmington Savings Fund Society, FSB, d/b/a Chris-

Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust is the holder of the Security

cordance 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 Olym-

pus Boulevard, 5th Floor Suite 500, Dallas, TX 75019,

7136252034.
Note, however, that such

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

To the best knowledge and belief of the undersigned, the party in possession of the property is Maria Cama-

cho and Yunior J Silva or a cno 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 be-

Should a conflict arise be-tween 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 prohibit-ed under the U.S. Bankrupt-

cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed.

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

Page 2 McCalla Raymer Leibert Pierce, LLC 1544 Old Alaba-ma Road Roswell, GA 30076

www.foreclosurehotline.net

All that tract or parcel of

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, said plat is incorporated herein by reference thereto. MR/mac 4/4/23

MH/mac 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

COUNTY
Under and by virtue of the Power of Sale contained in a

Security Deed given by Ebony M Jennings to Mort-gage 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 Avrement recorded in

tion Agreement recorded in Deed Book 59602, Page

Deed Book 59602, Page 282, Gwinnett County, Georgia Records, as last transferred to Guild Mortgage Company LLC by assignment recorded in Deed Book

ment 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

GWINNETT

MR/mac 4/4/23

POWER

GEORGIA,

EXHIBIT A

as Attorney in Fact for Maria Camacho

fy the terms of the loan

Deed to the property

dersigned

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. Bankruptpurpose 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-Thaving 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 waiting authority any matters. cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Guild Mortgage Company as Attorney in Fact for
Ebony M Jennings
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, endingened to the property and assessments, liens, endingened to the property and the property

Roswell, GA 30076 14:39 14:39
Page 2
www.foreclosurehotline.net
EXHIBIT A
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 316,
STH DISTRICT, GWINNETT
GEORGIA, BEING LOT 16,
BLOCK A, SHADY CREEK
ESTATES F.K.A. JONES
PHILLIPS RD TRACT, AS
PER PLAT RECORDED AT any matters of record in-cluding, but not limited to, those superior to the Securi-ty Deed first set out above. Said property will be sold on an "as- is" basis without any representation.

PER PLAT RECORDED AT PLAT BOOK 134, PAGES 193-196, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPO-

BATED HEREIN BY THIS MR/ca 4/4/23

Our file no. 5516619 -03/08/2023 950-96082 03/22/2023, 03/15/2023, 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 An-drew F Cassel to Mortgage Electronic Registration Sys-Electronic Registration Šyštems, 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

the first introduct capacity, but solely as trustee of MFRA Trust 2016-1 by assignment recorded in Deep Book 55165, Page 839, Gwinnett County, Georgia Records, conveying the affect described property to see

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 Gwinneth Country, 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: scribed 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 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 bed and by law, including attorney's fees (notice pursuant to O.C.A. § 13-11 having been given). Said property will be sold subject to any outstanding attorney tayes (juding

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 in spection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record cluding, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the un-

FORECLOSURE

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 au-

the entity time last full and the thority 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. of sale on the first Tuesday in April, 2023, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, fail-To the best knowledge and belief of the undersigned 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

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 Adams Landing Drive, Lawrenceville Georgia Adams Landing Drive, Lawrenceville, Georgia 30045. Should a conflict arise between the property address and the legal de-scription the legal description will control. The sale will be conducted

bed and by law, including attorney's fees (notice pursuant to 0.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code and (2) to final con-timation and could be the cy 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 vidual capacity, but solely as trustee of MFRA Trust 2016-1

as Attorney in Fact for Andrew F Cassel McCalla Raymer Leibert Pierce, LLC 18:14

cluding, but not limited to, those superior to the Security Deed first set out above.
Said property will be sold on
an "as-is" basis Page 2 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net without any representation, warranty or recourse against

All that tract or parcel of All that tract or parcel of land lying and being in Land Lot 172 of the 5th District, Gwinnett County, Georgia, being Lot 89, 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 Land-Lawrenceville Drive. Georgia 30045 according to the present system of num-bering property 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
("Granter") to Atlanta Private Lending, LLC
("Grantee"), dated December 9, 2021, recorded in
Deed Book 59514, page 687,
Gwinnett County, Georgia
Records said Security Deed
being given to secure a note 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 there-in (the "Note"), together with any and all other indebted-ness owing the Grantor to Grantee, there will be sold by the undersigned at public by the undersigned at public outcry to the highest bidder for cash before the Court-house door at Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in April, 2023, first Tuesday in April. 2023, the following described property: All those tracts or parcels of land lying and be-ing in Land Lot 249 of the 5th District, Gwinnett Coun-ty, Georgia being Lots 81 (1594 Water Springs Way) and 84 (1935 Alcovy Trais

3/8.15.22.29.2023 Dr.), Block D, Unit 1, Phase 2, Riversprings Subdivision, according to plat recorded in Plat Book 110, pages 20-21 and as revised at Blat Book 110, pages 269- 270, Gwin-nett County, Georgia records, which plat is incor-porated herein and made a part bereof by reference

FOR REAL ESTATE NET-WORK, INC. , dated May 20, 2011, recorded June 20, 2011, in Deed Book 50730, Page 0805, Gwinnett County, Coarrie, Page 14, Scan Georgia Records, said Secu rity Deed having been given to secure a Note of even date in the original principal amount of One Hundred Fifty-Two Thousand Eight Hundred Ninety-Five and is hereby declared due be-cause of default under the cause of default under the terms of said Note and Se-curity Deed including but not limited to the nonpayment of principal and interest when due. The indebtedness redollars (\$152,895.00), with interest thereon as provided for therein, said Security Deed 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 having been last sold, as-signed and transferred to Lakeview Loan Servicing, LLC, there will be sold at public outcry to the highest security beed, accrued interest and expenses for the sale and all other payments provided for under the Security Deed, attorneys' fees as provided in the Note and Services. bidder for cash at the Gwin nett County Courthouse, within the legal hours of sale on the first Tuesday in April, 2023, all property described in said Security Deed includ-ing but not limited to the foltion 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 lowing described property ALL THAT TRACT OR PAR ALL THACT TRACT OF PAR-CEL OF LAND LYING AND BEING IN LAND LOT 47 OF THE 5TH DISTRICT, GWIN-NETT 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 GWIN-NETT COUNTY, GEORGIA RECORDS. Said legal de-scription being controlling. all unpaid real estate ad val-orem taxes and governmen-tal assessments and to all scription being controlling, however the property is more commonly known as 148 AGUA AVE, LAWRENCEVILLE, GA

Security Deed, accrued inter-

curity Deed, notice of inten-

prior restrictions, rights-of-

SAID DEBT.

NOTICE OF SALE UNDER POWER

GEORGIA, GWINNETT COUNTY

and 00/100 dollars (\$258,020.00), with interest

Gwinnett

Courthouse, within the legal

County

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 con-sented by the Grantee, At-lanta Private Lending, LLC Attorney in Fact for Atlanta Freedom Builders, LLC WILLIAM E. BRUMBY, III 17 Executive Park Dr. NE, #480 Atlanta, GA 30329 770.933.0096 Bill@Brumby-Law.com THIS FIRM IS ACT-ING AS A DEBT COLLECTOR IN THIS MATTER. ANY IN-FORMATION OBTAINED WILL BE USED FOR THE PURPOSED OF COLLECTING SAID DEBT. 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 indebted Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, in-cluding attorneys fees (notice to collect same having 950 97026 3/8,15,22,29, 2023 been given) and all other payments provided for un-der the terms of the Security Deed. Said property will be sold on an as-is basis with out any representation, war out any representation, war-ranty or recourse against the above-named or the under-signed. The sale will also be subject to the following items which may affect the By virtue of a Power of Sale contained in that certain Secontained in that certain Se-curity Deed from DION A. BAYNARD to MORTGAGE ELECTRONIC REGISTRA-TION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR ACCREDITED HOME ENDERS, INC, dated Au-gust 11, 2003, recorded September 23, 2003, in Deed Book 34934, Page 0026, Gwinnett County, title: any outstanding ad val-orem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by ai 0026, Gwinnett County, Georgia Records, said Secu-rity Deed having been given to secure a Note of even inspection of the property; all zoning ordinances; as-sessments; liens; encumbrances; restrictions date in the original principal amount of Two Hundred Fifty-Eight Thousand Twenty covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in posthereon as provided for therein, said Security Deed session of the property is LOLA PETIGNY CADET, having been last sold, as-signed and transferred to JUDE CADET, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibit-New Residential Mortgage Loan Trust 2018-1, there will be sold at public outcry to the highest bidder for cash

ed under the U.S. Bankrupt

cy Code and (2) to final con-firmation and audit of the

described property: ALL
THAT TRACT OR PARCEL
OF LAND LYING AND BEING
IN LAND LOT 56 OF THE
7TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING LOT 58, BLOCK C OF TURTLE CREEK LAKE, AS PER PLAT RECORDED IN PLAT BOOK 84, PAGES 208 AND 209 OF GWINNETT AND 209 OF GWINNETT COUNTY, GEORGIA RECORDS. SAID PLAT IS INCORPORATED HEREIN AND MADE A PART HERE-OF. Said legal description being controlling, however the property is more commonly known as 1456 WHISPERWOOD CT. LAWRENCEVILLE, GA LAWRENCEVILLE, 30043. The indebtedness se cured by said Security Deed has been and is hereby de-clared due because of de-fault under the terms of said Security Deed. The indebted-

FORECLOSURE

hours of sale on the first Tuesday in April, 2023, all property described in said Security Deed including but

not limited to the follow

ness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, in-cluding attorneys fees (notice to collect same having been given) and all other payments provided for un-der the terms of the Security Deed. Said property will be sold on an as-is basis with out any representation, war ranty or recourse against the above-named or the under signed. The sale will also be subject to the following thems which may affect the title: any outstanding ad val orem taxes (including a var-orem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the all zoning ordinances; as-sessments; liens; encum-brances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is DION A. BAYNARD, or ten-DIOM A. BAYNARD, of ten-ants(s). The sale will be con-ducted subject (1) to confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit

of the status of the loan with the holder of the Security Deed. The entity having ful authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is:
Nationstar Mortgage LLC,
Loss Mitigation Dept., 8950
Cypress Waters Blvd, Coppell, TX 75019, Telephone
Number: 888-480-2432/833-685- 8589. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify Integrible to the terms of the mortgage instrument. NEW RESIDENTIAL MORTGAGE LOAN TRUST 2018-1 as Attorney in Fact for DION A. BAYNARD THE BELOW LAW FIRM MAY BE HELD TO BEACTING AS A DERT COL-ACTING AS A DEBT COL-LECTOR. UNDER FEDERAL LAW. IF SO, ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. MAT-23-0034-1 Ad Run (877) 813-099∠ NAT-23-00034-1 03/08/2023 03/15/2023 03/22/2023

rlselaw.com/property-listing 950 95988 NOTICE OF SALE LINDER

POWER GEORGIA, GWIN-NETT COUNTY

By virtue of a Power of Sale contained in that certain Se Deed from LOLA GAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS GRANTEE, AS NOMINEE part hereof by reference. 1594 Water Springs Way and 1935 Alcovy Trails Dr. Dacula, GA 30019 The in-debtedness secured by the Security Deed has been and