Modification

assignment

DOLLARS

FORECLOSURE

County, Georgia Records and as modified by that cer-

Agreement recorded in Deed

Book 55334, Page 118, Gwinnett County, Georgia Records, as last transferred to U.S. Bank National Asso-

recorded in Deed Book 54197, Page 10, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED EIGHTY-THREE THOUSAND FOUR HUNDRED THIRTY-SIX AND 0/100 DOLLARS

0/100 DOLLARS (\$283,436,00), 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 May, 2023, the following described to see the control of the

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

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). attornev':s

Said property will be sold

Said property will be solid 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-

any matters of fecond 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

without any representation, warranty or recourse against the above-named or the undersigned. U.S. BANK NATIONAL ASSOCIATION 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: U.S. Bank National Association, 2800 Tamarack Road, Owensboro, KY 42301-6566.

tion, 2800 Tamarack Road, Owensboro, KY 42301-6566, 855-698-7627. Note, however, that such

note: noweet, that such that the negotiate, amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the percent is Ottowen

the property is Olajuwon
Meadows or a tenant or tenants and said property is
more commonly known as
2494 Horse Saddle Way,
Dacula, Georgia 30019,
Should, a conflict rise be-

Dacula, Georgia 30019 Should a conflict arise be-

Deed and by law.

ciation by assigneed

53770, Page 846, Gwinnett

tain Loan

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

having been given).
Said property is commonly known as 1265 Martins Chapel Ln, Lawrenceville, GA 30045 together with all fixtures and personal property attached to and constituting a part of said proper-ty, if any. To the best knowl-edge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Estate and/or Heirs of Charleston Leek, Jr. or tenant or ten-

Truist Bank is the entity or Iruist Bank is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

Truist Bank Mortgage Loan Servicing P.O. Box 2467 Greenville, SC 29602-2467 1-800-827-3722 Note however that such

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

amend or modify the terms of the loan. Said property will be sold subject to: (a) any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that consti-tute a lien against the propwhether due payable or not yet due and payable and which may not be 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

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. Bankruptor Code; and (2) final confirmation and audit of the state of the loan with the held. tus of the loan with the hold-er of the Security Deed. Pur-suant 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.

Truist Bank, successor by merger to Suntrust Bank as

agent and Attorney in Fact for Charleston Leek, Jr. Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 1207-1560A

THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1207-1560A 950-95959 3/08/2023, 03/15/2023, 03/22/2023,

NOTICE OF SALE UNDER POWER, GWINNETT COUN-Pursuant to the Power of

Sale contained in a Security Deed given by Leon Appling to Bank of America, N.A. dat-ed 6/15/2007 and recorded in Deed Book 48071 Page 0608 Gwinnett County, Geor-Obus Gwinnett County, Geor-gia records; as last trans-ferred to or acquired by J.P. Morgan Mortgage Acquisi-tion Corp., conveying the af-terdescribed property to secure a Note in the original principal amount of \$175,249.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest hidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as desig-nated by Order of the Superior Court of said county) 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 Wednes-day of soid month) the folday of said month) the following described property:
All that tract or parcel of land lying and being in Land Lot 3 of the 5th District of Gwinnett County being Lot 7, Block A, Unit One of Rose Lake Subdivision as record ed in plat book 47, page 7. Gwinnett County, Georgia Records which plat is incor-

hereto and being further known as No. 3360 Long-field Drive according to the present system of number-ing houses in Gwinnett The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of in-tent to collect attorneys fees having been given) having been given).

porated herein by reference

Said property is commonly known as 3360 Long Field, Snellville, GA 30039 togeth-er with all fixtures and per-sonal 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). the subject property is (are): Leon Appling or tenant or

Rushmore Loan Manage-ment Services, LLC is the entity or individual designat-ed who shall have full authority to negotiate, amend and modify all terms of the

ment Services, LLC PO Box 52708 Irvine, CA 92619 888.504.7300

Note, however, that such entity or individual is not re-quired by law to negotiate, amend or modify the terms of the loan. Said property will be sold

subject to: (a) any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and lien, but not yet due and payable), (b) unpaid water or sewage bills that constiof sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority. (d) any matters authority, (d) any matters which might be disclosed by

FORECLOSURE

an accurate survey and in-spection of the property, and (e) any assessments, liens, (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 least with the held. tus of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 913-172.1, which allows for certain procedures regarding the rescission of judicial and propuldicial sales in the non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confir-mation and audit of the status of the loan as provided immediately above

J.P. Morgan Mortgage Acquisition Corp. as agent and Attorney in Fact for Leon Ap-

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.
1208-3772A
THIS I AW FIRM MAY RE

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE LICED FORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 1208-3772A 03/08/2023. 950-95662 03/15/2023, 03/22/2023,

NOTICE OF SALE UNDER POWER, GWINNETT COUN-Pursuant to the Power of

Pursuant to the Power of Sale contained in a Security Deed given by Ezekiel Stewart to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for SUNTRUST MORTGAGE, INC its successors and assigns, dated 5/15/2009 and recorded in Deed Book 49527 Page 603 and modified at Deed Book 57289 Page 131 Gwinnett County, Page 131 Gwinnett County, Georgia records; as last transferred to or acquired by J.P. Morgan Mortgage Acquisition Corp., conveying the after-described property to secure a Note in the original control of the county of the coun nal principal amount of \$196,808.00, with interest at the rate specified therein, there will be sold by the un-dersigned at public outcry to the highest bidder for cash before the Courthouse door

before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), 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: lowing described property:
All that tract or parcel of land lying and being in Land Lot 213 of the 5th District, Gwinnett County, Georgia, being Lot 5, Block A. Unit One, Georgian Hills Subdivision as ner plat thereof

sion, as per plat thereof recorded in Plat Book 66, page 69, Gwinnett County, Georgia Records, which page 69, Gwinnett County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this descrip-

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 Deed and by law, including attorneys fees (notice of in-

tent to collect attorneys fees having been given).
Said property is commonly known as 645 Dana Pointe Lawrenceville. Court, Lawrenceville, GA 30045 together with all fix-tures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the under signed, the party (or parties) in possession of the subject property is (are): Ezekiel Stewart and Elvin Kona Stewart or tenants or tenants. Rushmore Loan Management Services, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

mortgage. Rushmore Loan Manage-ment Services, LLC PO Box 52708 Irvine, CA 92619 888.504.7300 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms

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 may not be of record, (c) the right of redemption of any taxing authority. (d) any matters thority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances.

encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Secutivity Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; and (2) final confirmation and audit of the start is of the loan with the holdtus of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for 13-1/2.1, 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 sta tus of the loan as provided

immediately above.
J.P. Morgan Mortgage Acquisition Corp. as agent and Attorney in Fact for Ezekiel Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404)

1208-3784A TZUB-3/84A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1208-3784A 950-96434 03/08/2023, 03/15/2023, 03/22/2023, 03/2023

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

03/29/2023.

Pursuant to the Power of Sale contained in a Security Deed given by Jermaine Dumas and Bridget Dumas to Mortgage Electronic Registration Systems, Inc., as

FORECLOSURE

grantee, as nominee for Fairway Independent Mortgage Corporation, its successors and assigns dated 9/30/2008 and assigns dated 9/50/2006 and recorded in Deed Book 49107 Page 130 and modi-fied at Deed Book 50836-Page 695Gwinnett County, Georgia records; as last transferred to or acquired by U.S. Bank Trust National As-U.S. Bank Irust National Association, not in its individual capacity, but solely as Trustee of LSF9 Master Participation Trust, conveying the after-described property to secure a Note in the original principal amount of nal principal amount of \$219,072.00, with interest at the rate specified therein, 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 such other area as desig-nated by Order of the Superior Court of said county), within the legal hours of sale on April 4, 2023 (being the first Tuesday of said month unless said date falls on a Endorn Holiday in which

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 EBING IN LAND LOT 159 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 28, BLOCK B, OAK CROSSING, UNIT 1, AS PER PLAT RECORDED IN PLAT BOOK 118, PAGES 181-182, GWINNETT COUNTY RECORDS, SAID PLAT TY RECORDS, SAID PLAT
BEING INCORPORATED
HEREIN BY REFERENCE
THERETO.
The debt secured by said

Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). Said property is commonly known as 128 Jarrod Oaks Court. Loganville, GA 30052 as and when due and in the

Court, Loganville, GA 30052
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): Jermaine Dumas and Bridget Dumas or tenant or tenants.

Fay Servicing, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortrage. mortgage. Fay Servicing, LLC P.O. Box

814609 Dallas, TX 75381-4609 1-800-495-7166 Note, however, that such entity or individual is not reguired by law to negotiate, amend or modify the terms

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 or not yet due and payable or not yet due and payable or fecord, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inwhich 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 Secu-rity 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 hold er 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 fore-closure documents may not be provided until final confirmation and audit of the sta-

tus of the loan as provided immediately above.
U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF9 Master Par-Trust as agent and Attorney in Fact for Jermaine Dumas and Bridget Dumas Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404)

1216-2953A THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1216-2953A 950-95954 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

TY
Pursuant to the Power of
Sale contained in a Security
Deed given by Kevin Quarles
a/k/a Kelvin Quarles a/k/a Kelvin C. Quarles Sr. and Amelia Quarles to Mortgage Electronic Registration Sys-tems, Inc., as grantee, as nominee for Wilmington Finominee for Wilmington Finance, Inc., its successors and assigns dated 2/23/2007 and recorded in Deed Book 47648 Page 38 Gwinnett County, Georgia records; as last transferred to or acquired by U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for Morgan Stanley Residential Morgan Stanley Residential Portage Loan Trust 2020–RPL1, conveying the afterconveying the afterdescribed property to secure
a Note in the original principal amount of \$266,000.00,
with interest of the reterior with interest at the rate specified therein, there will be sold by the undersigned at solid by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court feeld courth) within the of said county), 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 being the first Wednesday of said month), the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 144 OF THE 06TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 21, BLOCK B, BELGRAVE SOUARE SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 39, PAGE 11,

IN PLAT BOOK 39, PAGE 11

IN PLAT BOOK 39, PAGE 11, GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS

The debt secured by said

FORECLOSURE

is hereby declared due be-cause of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees

having been given).
Said property is commonly known as 621 Belgrave Ln,
Tucker, GA 30084 together with all fixtures and personal 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): Kelvin Quarles and Amelia Quarles or tenant or tenants. Shellpoint Mortgage Servicing is the entity or individual designated who shall have full authority to negotiate. amend and modify all terms

amend and modify all terms of the mortgage. Shellpoint Mortgage Servic-ing PO Box 10826 Greenville, SC 29603-0826 1-800-365-7107 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 outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that consti-tute a lien against the prop-erty whether due and payable or not yet due and payable and which may not be 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. Bankrupt-cy Code; and (2) final confirmation and audit of the status of the least with the below lanta, Georgia 30305, (404) tus of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9suant to O.C.A.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 fore-closure documents may not be provided until final confir-STATE OF GEORGIA mation and audit of the sta-

immediately above U.S. Bank Trust National Association, not in its indi-vidual capacity but solely as owner trustee for Morgan Stanley Residential gage Loan Trust 2020-RPL1 as agent and Attorney in Fact for Kevin Quarles a/k/a Kelvin Quarles a/k/a Kelvin C. Quarles Sr. and Amelia Quarles

tus of the loan as provided

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 1263-2896A

THIS LAW FIRM MAY BE ITIN LAW TININ WAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1263-2896A 950-95761 03/08/2023. 03/15/2023 03/29/2023

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Sale contained in a Security Deed given by Rosa K. Byers to Mortgage Electronic Registration Systems, Inc., as grantee as nominee for Live Well Financial, Inc., its successors and assigns dated 11/30/2009 and recorded in 11/30/2009 and recorded in Deed Book 49846 Page 395 Gwinnett County, Georgia records; as last transferred to or acquired by Mortgage Assets Management, LLC, conveying the after-described property to secure a Moto ic the original principal. Note in the original principal amount of \$450,000.00, with interest at the rate specified ified therein, there will be sold by the undersigned at bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), 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: LAND REFERRED TO IN THIS COMMITMENT IS DE-THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN THE COUNTY OF GEORGIA AND BEING DESCRIBED IN A DEED DATED 10/01/2009 AND RECORDED 10/09/2009 AS INSTRUMENT AND MEMORY AND ASSENTIAL OF THE PROPERTY OF T MENT NUMBER 09A-08770 8 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED

AS FOLLOWS:
ALL THE FOLLOWING DE-SCRIBED PROPERTY, TO-WIT: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND CEL OF LAND LYING AND BEING IN LAND LOT 249 OF THE 5TH DISTRICT, GWIN-NETT COUNTY GEORGIA, BEING LOT 86, BLOCK B, GREAT RIVER AT TRIBBLE MILL SUBDIVISION, UNIT

MILL SUBJIVISION, UNIT THREE, PHASE THREE, AS PER PLAT RECORDED IN PLAT BOOK 108, PAGE 41 AND 42, GWINNETT COUN-TY, GEORGIA RECORDS, SAID PLAT BEING INCOR-PORATED HEREIN AND MADE REFERENCE HERETO. MADE REFERENCE HERE IO.
ASSESSOR'S PARCEL
NUMBER: R5249 197
PROPERTY ADDRESS:
1948 ALCOVY SHOALS
BLUFF, LAWRENCEVILLE,

BLUFF, LAWRENCEVILLE, GA 30045
PARCEL NO. R5249 197
The debt secured by said Security Deed has been and

is hereby declared due be-cause of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law including Deed and by law, including attorneys fees (notice of intent to collect attorneys fees

Said property is commonly known as 1948 Alcovy known as 1948 Alcovy Shoals Bluff, Lawrenceville, GA 30045 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowl-edge and belief of the undersigned, the party (or parties)

FORECLOSURE

property is (are): Estate/Heirs of Rosa K. By-

Estate/Hell's of Hosa N. By-ers 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. of the mortgage.
PHH Mortgage Corporation
Loss Mitigation 1661 Worthington Rd Suite 100 West
Palm Beach, FL 33409 888918-1110
Note however, that such

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

said property will be solved as 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 lierosection will be a lierosection to the second taxes. tute a lien against the prop-erty whether due and payable or not yet due and payable and which may not be 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

covenants, and matters or record superior to the Secu-rity Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankrupted under the U.S. Bankrupt-cy Code; and (2) final confir-mation and audit of the sta-tus of the loan with the hold-er of the Security Deed. Pur-suant to O.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 fore-closure documents may not closure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above

immediately above.

Mortgage Assets Management, LLC as agent and Attorney in Fact for Rosa K.

Byers

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont

Road, N.E., Suite 500, At.

Batta Roaria 3035, (404)

994-7637.
1341-828A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INCORMATION.
DETAINED FURMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1341-828A 950-95955 03/08/2023, 03/15/2023, 03/29/2023.

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 origi nal principal amount \$255,000.00 dated July \$255,000.UU atted July 5, 2001 and recorded in Deed Book 24099, Page 31, Gwin-nett County records, said Security Deed being last transferred to U.S. BANK TRUST NATIONAL ASSOCI-ATION, NOT IN ITS INDIVID-UAL CAPACITY BUT SOLELY \$5,000 TEEP TRUSTEE FOR AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST in Deed Book 60196, Page 126, Gwinnett County 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 ignated, within the legal hours of sale, on April 04,

2023, the property in said Security Deed and described TY
Pursuant to the Power of

TOHOWS:
ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 330, 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 140, BLOCK A, RIVER-FIELD SUBDIVISION, UNIT I, AS PER PLAT RECORDED IN 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 A PART HEREOF BY REFERENCE FOR A
MORE DETAILED DESCRIP-TAX ID: R6330 236

Said property being known as: 5060 RIVERFIELD DR NORCROSS, GA 30092

To the best of the undersigneds knowledge, the par-

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 payable because of, affining 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, the best remaining in default this sale will made for the purpose of paying the same and all ex-penses of sale, including at-torneys fees (notice of intent to collect attornevs fees hav-

ing 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 dis-closed by an accurate survey and inspection of the prop erty: and (4) any assessments, liens, encumbrances zoning ordinances, restric-tions, covenants, 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) final confirmation and audit of the status of the loan with the holder of the Security

telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as fol-Selene Finance LP

3501 Olympus Boulevard, 5th Floor, Suite 500 Dallas, TX 75019 877-768-3759 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.

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL.

IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, as Attorney-in-Fact for MARK F. JANOWIAK

Schneid, Crane & Crane & Schneid, Crane & Cran

Anschutz.

FORECLOSURE

ners, PLLC 10700 Abbotts Bridge Road Suite 170 Duluth GA 30097 Firm File No. 20-084645

GaR 950-96632 03/15/2023, 03/29/2023. 03/22/2023,

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Robert L. Williams, Sr. to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Congressional Bank, its successors and as-signs dated 12/23/2016 and recorded in Deed Book 54825 Page 204 Gwinnett 54825 Page 204 Gwinnett County, Georgia records; as last transferred to or acquired by Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust I, conveying the after-described property to secure a Note in the original principal amount of \$133,000.00, with interest at the rate specified therein, the rate specified therein, 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 such other area as design nated by Order of the Superior Court of said county) within the legal hours of sale on May 2, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednescase being the first Wednes-day of said month), the fol-lowing described property: All that tract or parcel of land lying and being in Land Lot 26 of the 6th District, Gwinnett County, Georgia, being Lot 36, Block B, Unit One of Landing's East Sub-division, as per plat record-ed in Plat Book 28, Page 81; revised in Plat Book 38. Page 5, Gwinnett County, Georgia Records, which recorded plat is incorporated herein and made a part hereof by reference. Subject Property Address;

Subject Property Address; 5037 Tarvaga Court, Stone Mountain, GA 30087 Parcel ID: R6026 191 The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note 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

Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). Said property is commonly known as 5037 Tanaga Ct., Stone Mountain, GA 30087-\$4042 together with all fixtures and personal property attached to and constituting attached to and constituting attached to and constituting a part of said property, if any. To the best knowledge and belief of the under-signed, the party (or parties) in possession of the subject property is (are): Robert L. Williams, Sr. or tenant or tenants.

Carrington Mortgage Services, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage all terms of the mortgage. Carrington Mortgage Services, LLC 1600 South Dou-glass Road Suite 200-A Ana-heim, CA 92806 (800) 561-4567

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 outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), (b) or sewage bills that constior sewage bills that consti-tute a lien against the prop-erty whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing au thority, (d) any matters which might be disclosed by an accurate survey and in-spection of the property, and (e) any assessments, liens encumbrances zoning ordi-

nances, 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 states tus 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 recipion of judicial and the rescission of judicial and non-judicial sales in State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the sta tus of the loan as provided immediately above.

Immediately above.
Wilmington Savings Fund
Society, FSB, as trustee of
Stanwich Mortgage Loan
Trust I as agent and Attorney
in Fact for Robert L. Williams, Sr.

Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 994-7637. 2191-2679A

THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED FURMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 2191-2679A 950-97584 03/29/20 04/05/2023, 04/12/20 04/19/2023, 04/26/2023. 03/29/2023, 04/12/2023,

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER

POWFR Pursuant to the power of sale contained in the Security Deed executed by ELIE G. NEJEM to MORTGAGE ELECTRONIC REGISTRA-TION SYSTEMS, INC., AS NOMINEE FOR CHOICE CAPITAL FUNDING INC. in the original principal amount of \$189,000.00 dated Deof \$189,000.00 dated De-cember 21, 2006 and recorded in Deed Book 47441, Page 0267, Gwinnelt County records, said Securi-ty Deed being last trans-ferred to U.S. BANK NA-TIONAL ASSOCIATION, AS TRUSTEE FOR SPECIALTY INDEPENDITION AND DESI-UNDERWRITING AND RESI-DENTIAL FINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SE-RIES 2007-BC2 in Deed Book 60155, Page 303, 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 May 02, 2023, the

property in said Security Deed and described as fol

FORECLOSURE

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND THE 128 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 46, GEORGIA, BEING LOT 46, BLOCK A, UNIT 11, FAL-CON CREEK SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 52, PAGES 231-233, GWINNETT COUN-TY, GEORGIA RECORDS, WHICH PLAT IS HEREBY IN-CORPORATED HEREIN AND MADE A PART HEREOF Said property being known

Said property being known as: 2585 FALCON CREEK CT

SUWANEE, GA 30024

To the best of the undersigneds knowledge, the parsigneds knowledge, the party or parties in possession of said property is/are ELIE G. NEJEM 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

default, this sale will be made for the purpose of paying the same and all ex-penses of sale, including at-torneys fees (notice of intent to collect attorneys fees hav-ing hean given). ing 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 due and payable); (2) the right of redemption of any taxing authority: (3) any matters which might be dis-closed by an accurate survey and inspection of the property; and (4) any assess-ments, liens, encumbrances.

zoning ordinances, restric-tions, covenants, 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) 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 the mortgage is as follows: Nationstar Mortgage LLC

Nationstar Mortgage LLC d/b/a Mr. Cooper 8950 Cypress Waters Blvd. Coppell, TX 75019 1-888-480-2432 Note that pursuant to 0.C.G.A. § 44-14-162.2, the above individual or entity is act required by law to perfect the second

above individual or entity is not required by law to nego-tiate, 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.

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEFOR SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE.

FINANCE TRUST IIAL FINANCE IRUSI MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-BC2, as Attor-ney-in-Fact for ELIE G. NE-JEM Robertson Anschutz.

Schneid, Crane & Drite & Partners, PLLC 10700 Abbotts Bridge Road Suite 170

Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 22-057347 –
DaG
950-98675
03/29/2023, 04/05/2023, 04/12/2023, 04/19/2023, 04/26/2023.

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 Diane G Knepp and William C.
Knepp to Mortgage Electronic Registration Systems,
Inc., as grantee, as nominee
for Home America Mortfor Home America Mort-gage, Inc., its successors and assigns, dated March 28, 2008, recorded in Deed Book 48750, Page 855, Gwinnett County, Georgia Records and as modified by that certain Loan Modifica-tion Agreement recorded in 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 basis without any representation tion Agreement recorded in Deed Book 60133, Page 722, Gwinnett County, Georgia Records, as last transferred to Lakeview Loan Servicing, LLC by assignment recorded in Deed Rook 57366 Page warranty or recourse against the above-named or the undersigned.
Guild Mortgage Company
LLC is the holder of the Sein Deed Book 57366, Page 60, Gwinnett County curity Deed to the property in accordance with OCGA § 60, Gwinnett County, Geor-gia Records, conveying the after-described property to secure a Note in the original principal amount of ONE thority to negotiate, amend, and modify all terms of the principal amount of ONE HUNDRED SIX THOUSAND FIVE HUNDRED SEVENTYmortgage with the debtor is: Guild Mortgage Company LLC, PO BOX 85304, San Diego, CA 92186, 800-365-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 Note, however, that such to the best knowledge and belief of the undersigned, for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, the party in possession of the property is Steven T Prythe property is Steven T Pryor or a tenant or tenants and said property is more commonly known as 2628 Waverly Hills Drive, Lawrenceville, 30044. Should a conflict arise between the property address and the legal description will control. within the legal hours of sale on the first Tuesday in April the following de-

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, failtion 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 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 of the status of the loan with the holder of the security deed. Guild Mortgage Company

purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney 's fees (notice pursuant to 0.C.G.A. § 13-1-11 having heen given) 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). 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, encumpances, coning ordinances.

brances, zoning ordinances, prances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation. 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 au-

thority 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 modi-fy the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is Diane G Knepp, William C. Knepp

FORECLOSURE

and Estate of Diane Gail Knepp or a tenant or tenants and said property is more commonly known as 224 Park Place Drive, Lawrenceville, Georgia 30045. Should a conflict arise between the property Georgia address and the legal de-scription the legal descrip-

scription 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.

Lakeview Loan Servicing,

LLC as Attorney in Fact for Diane G Knepp and William

C. Knepp McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 18:11

18:11
Page 2
www.foreclosurehotline.net
EXHIBIT A
All that tract or parcel of
land lying and being in Land
Lot 150 of the 5th District,
City of Leveropoulib Civits City of Lawrenceville, Gwin nett County, Georgia, being Lot 1, Block B, Waverly Woods Subdivision, Unit One, as per plat thereof recorded in Plat Book 7, Page 166, Gwinnett County, Coppris records, which blot

Georgia, records, which plat is incorporate herein by ref-Our file no. 22-06304GA -

03/08/2023, 03/22/2023, 950-95752 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 Steven T Pryor to Mortgage Electronic Registration Sys-Electronic Registration Systems, Inc., as grantee, as mominee for Guild Mortgage Company, its successors and assigns, dated June 28, 2019, recorded in Deed Book 56726, Page 79; Gwinnett County, Georgia Records, as last transferred to Guild Mortgage Company LLC by assignment recorded in Deed Book 59861, Page 137, Gwinnett County, Georgia Records, conveying the gia 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). 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 law-fully designated as an alter-native, 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 be-cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the 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

ween the property address and the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibitation of the conducted subject (2) to confirmation that the sale is not prohibitation of the conducted subject (3) to confirmation that the sale is not prohibitation of the conducted subject (3) to confirmation that the sale is not prohibitation of the sale is not prohibitation. 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 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. U.S. BANK NATIONAL AS-SOCIATION as Attorney in Fact for Olajuwon Meadows McCalla Raymer Leibert Pierce, LLC 16:23 which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and

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 298 of the 5th District, Section, of Gwinnett County, Coordin and being Lot 80 Georgia, and being Lot 80, Block A of The Del Mar Club at Harbins Subdivision as per plat recorded at Plat Book 131, Page 53-56, Gwinnett County, Georgia Records, which plat is incorporated herein and made a part hereof by reference. MB/ca 5/2/23

Our file no. 22-06923GA – FT8 950-97853 03/29/2023, 04/05/2023, 04/12/2023, 04/19/2023, 04/26/2023.

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Edna Fisher to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for First Franklin, a Division of National City Bank, its successors and accions detailed. successors and assigns, dated August 7, 2006, recorded in Deed Book 46930, Page 239, Gwinnett County, Geor-gia Records, as last trans-ferred to Wells Fargo Bank, National Association 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 Gwippett 60280, Page 9, Gwinnett County, Georgia Records, conveying the after-de-scribed 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 be-

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 be-cause of, among ther possi-ble 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 baying been given) 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

Page 2 EXHIBIT A All that tract or parcel of land lying and being in Land Lot 38, of the 7th District, fore the courthouse door of Gwinnett County, Georgia, or at such place as may be law-fully designated as an alter-native, within the legal hours Gwinnett County. Georgia, being Lot 12, The Waverly, Unit 1, f/k/a 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

Out file and 23 065000A Our file no. 22-06590GA FT17

03/08/2023

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT

Under and by virtue of the Power of Sale contained in a Security Deed given by Olajuwon Meadows to Mortgage Electronic Registration Systems, Inc., as grantee, as serving for Liberghides Electronic Registration Systems, Inc., as grantee, as

nominee for HomeBridge Fi-

nancial Services, Inc., its successors and assigns, dat-ed June 30, 2015, recorded in Deed Book 53694, Page

782, Gwinnett County, Georgia Records and as re-recorded in Deed Book

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

950-95787

COUNTY