FORECLOSURE

County, Georgia.
MR/mac 4/4/23
Our file no. 5618910 – FT1
950-96010 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

NOTICE OF SALE UNDER POWER
By virtue of Power of Sale contained in that Deed to Secure Debt (the "Security Deed") from **Atlanta Freedom Builders, LLC ("Grantor") to Atlanta Private Lending, LLC ("Grantee"),** dated December 9, 2021, recorded in Deed Book 59514, page 687, Gwinnett County, Georgia Records said Security Deed being given to secure a note of even date therewith in the original principal amount of Eighty Thousand and 00/100 Dollars ($80,000.00), with interest from the date thereof at the rate specified therein (the "Note"), together with any and all other indebtedness owing the Grantor to Grantee, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in April, 2023, the following described property: All those tracts or parcels of land lying and being in Land Lot 249 of the 5th District, Gwinnett County, Georgia being Lots 81 (1594 Water Springs Way) and 84 (1935 Alcovy Trails Dr.), Block D, Unit 1, Phase 2, Riversprings Subdivision, according to plat recorded in Plat Book 110, pages 20-21 and as revised at Blat Book 110, pages 269- 270, Gwinnett County, Georgia records, which plat is incorporated herein and made a part hereof by reference. **1594 Water Springs Way and 1935 Alcovy Trails Dr. Dacula, GA 30019** The indebtedness secured by the Security Deed has been and is hereby declared due because of default under the terms of said Note and Security Deed including but not limited to the nonpayment of principal and interest when due. The indebtedness remaining in default, the sale will be made for the purpose of applying the proceeds thereof to the payment of the indebtedness secured by the Security Deed, accrued interest and expenses for the sale and all other payments provided for under the Security Deed, attorneys' fees as provided in the Note and Security Deed, notice of intention to collect attorneys' fees having been given as provided by law; and the remainder, if any, shall be applied as provided by law. Said property will be sold as the property of Debtor subject to all unpaid real estate ad valorem taxes and governmental assessments and to all prior restrictions, rights-of-way, and easements of record, if any, appearing of record prior to the date of the Security Deed and those appearing after the date of the Security Deed and consented by the Grantee. Atlanta Private Lending, LLC Attorney in Fact for Atlanta Freedom Builders, LLC WILLIAM E. BRUMBY, II 17 Executive Park Dr. NE, #480 Atlanta, GA 30329 770.933.0096 Bill@Brumby-Law.com THIS FIRM IS ACTING AS A DEBT COLLECTOR IN THIS MATTER. ANY INFORMATION OBTAINED WILL BE USED FOR THE PURPOSED OF COLLECTING SAID DEBT.
950 97026 3/8,15,22,29, 2023

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from **DION A. BAYNARD to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR ACCREDITED HOME LENDERS, INC,** dated August 11, 2003, recorded September 23, 2003, in Deed Book 34934, Page 0026, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Fifty-Eight Thousand Twenty and 00/100 dollars ($258,020.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to **New Residential Mortgage Loan Trust 2018-1,** there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in April, 2023, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 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 COUNTY, GEORGIA RECORDS. SAID PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF. Said legal description being controlling, however the property is more commonly known as **1456 WHISPERWOOD CT, LAWRENCEVILLE, GA 30043.** The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; 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 tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to

FORECLOSURE

final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full 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 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 BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION 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. NAT-23-00034-1 Ad Run Dates 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023
rlselaw.com/property-listing
950 95988 3/8,15,22,29,2023

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER
Because of a default under the terms of the Security Deed executed by **Tracey E. Brown to Argent Mortgage Company, LLC** dated April 25, 2005, and recorded in Deed Book 42709, Page 35, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Deutsche Bank National Trust Company, as Trustee for **MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-AR1,** securing a Note in the original principal amount of $318,000.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, May 2, 2023, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 120 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 3, BLOCK A OF COPPER RIDGE FKA HILLSIDE DRIVE TRACT SUBDIVISION, SAID PLAT BEING RECORDED AT PLAT BOOK 107, PAGE 67-68, GWINNETT COUNTY, GEORGIA RECORDS, WHICH SAID PLAT IS INCORPORATED AND MADE A PART HEREOF BY REFERENCE. Said property is known as **1515 Juneau Way, Grayson, GA 30017,** together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. 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 secured creditor. The property is or may be in the possession of Tracey E. Brown and Tracey E. Brown, successor in interest or tenant(s). Deutsche Bank National Trust Company, as Trustee for MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-AR1 as Attorney-in-Fact for Tracey E. Brown File no. 18-068337 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA 30346 (770) 220-2535/GR https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
950 97181 4/5,12,19,26,2023

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from **LOLA PETIGNY CADET to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS GRANTEE, AS NOMINEE FOR REAL ESTATE NETWORK, INC. ,** dated May 20, 2011, recorded June 20, 2011, in Deed Book 50730, Page 0805, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Fifty-Two Thousand Eight Hundred Ninety-Five and 00/100 dollars ($152,895.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to **Lakeview Loan Servicing, LLC,** there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in April, 2023, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 47 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING LOT 71 OF ARNOLD MILL STATION SUBDIVISION AS PER THAT PLAT OF THE SUBDIVISION RECORDED IN PLAT BOOK 112, PAGES 196-197 GWINNETT COUNTY, GEORGIA RECORDS. Said legal description being controlling, however the property is more commonly known as **148 AGUA AVE, LAWRENCEVILLE, GA 30044.** The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said

FORECLOSURE

Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; 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 LOLA PETIGNY CADET, JUDE CADET, or tenants(s). 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. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: M & T Bank, Loss Mitigation Dept., 1100 WEHRLE DRIVE, WILLIAMSVILLE, NY 14221, Telephone Number: 1-800-724-1633. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. LAKEVIEW LOAN SERVICING, LLC as Attorney in Fact for LOLA PETIGNY CADET THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
950 92452 1/18, 3/8,15,22,29, 2023

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER
Because of a default under the terms of the Security Deed executed by **Darlene M. Carter and Ellery E. Carter and Gregory Maddox to Home123 Corporation** dated March 24, 2006, and recorded in Deed Book 46389, Page 336, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to **Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust Series 2006-NC2 Asset-Backed Pass-Through Certificates,** securing a Note in the original principal amount of $153,000.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, May 2, 2023, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 1587TH DISTRICT, GM, STATE OF GEORGIA, COUNTY OF GWINNETT, ENCOMPASSING 2.18 ACRES, AND BEING MORE PARTICULARLY DESCRIBED AND DELINEATED ACCORDING TO A PLAT AND SURVEY PREPARED BY W.T. DUNAHOO AND ASSOCIATES , INC., CERTIFIED BY W.T. DUNAHOO, GEORGIA REGISTERED SURVEYOR NO. 1577, DATED MAY 21, 1991, ENTITLED "CLOSING PLAT FOR JOE IVEY AND PAMELA IVEY" , SAID PLAT BEING OF RECORD IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF GWINNETT COUNTY, GEORGIA, IN THE PLAT BOOK 53, PAGE 133-A; WHICH SAID PLAT AND THE RECORDING THEREOF ARE BY REFERENCE HERETO INCORPORATED HEREIN FOR A MORE COMPLETE AND DETAILED DESCRIPTION. Said property is known as **650 Wiley Lane, Auburn, GA 30011**, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. 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 secured creditor. The property is or may be in the possession of Ellery E. Carter; Darlene M. Carter and Gregory Maddox, successor in interest or tenant(s). Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006- NC2 Asset-Backed Pass-Through Certificates. as Attorney-in-Fact for Darlene M. Carter and Ellery E. Carter and Gregory Maddox File no. 18-068201 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA 30346 (770) 220-2535/***CF_REFERENCE_INITIALS*** https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
950 97171 4/5,12,19,26,2023

NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA
Under and by virtue of the Power of Sale contained in a Security Deed given by **National City Mortgage Co dba Accubanc Mortgage to Krishnakant Chauhan and Ami Chauhan,** dated June 30,

FORECLOSURE

2003, and recorded in Deed Book 34107, Page 103, Gwinnett County, Georgia Records, as last transferred to **Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2020-3** by assignment recorded on March 22, 2021 in Book 58521 Page 668 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Two Hundred Nine Thousand Five Hundred and 0/100 dollars ($209,500.00), 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, within the legal hours of sale on April 4, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 86 of the 7th District of Gwinnett County, Georgia, being Lot 120, Block "A", Woodland Gardens Subdivision, Unit Two per Plat Book 84, Page 165, Gwinnett County, Georgia Records, which is referred to and made a part of this description. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. 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 Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Selene Finance they can be contacted at (877) 735-3637 for Loss Mitigation Dept, or by writing to 3501 Olympus Boulevard, 5 th Floor, Suite 500, Coppell, Texas 75019, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Krishnakant Chauhan or tenant(s); and said property is more commonly known as **442 John Stewart Pl, Suwanee, GA 30024.** The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure. Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2020-3 as Attorney in Fact for National City Mortgage Co dba Accubanc Mortgage. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 23-02337
950 96617 3/8,15,22,29, 2023

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER
Because of a default under the terms of the Security Deed executed by **Erica Corday to Mortgage Electronic Registration Systems, Inc., as Nominee for Quicken Loans Inc.** dated August 23, 2019, and recorded in Deed Book 56849, Page 819, as last modified in Deed Book 59193, Page 256, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to **Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.** securing a Note in the original principal amount of $303,403.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, May 2, 2023, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: All that tract or parcel of land lying and being in Land Lots 203 and 204 of the 5th District, Gwinnett County, Georgia, being Lot 50, Block A, The Falls at Northcliff, Phase Three, as per plat recorded in Plat Book 84, page 137, Gwinnett County Records, which plat is hereby referred to and made a part of this description. Said property is known as **1827 Shaker Falls Ln, Lawrenceville, GA 30045,** together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. 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 secured creditor. The property is or may be in the possession of Erica Corday, successor in interest or tenant(s). Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. as Attorney-in-Fact for Erica Corday File no. 22-078609 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA 30346 (770) 220-2535/CL https://www.logs.com/ *THE LAW FIRM IS ACTING AS A

FORECLOSURE

DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
950 97014 3/29,4/5,12,19,26, 2023

NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA
Under and by virtue of the Power of Sale contained in a Security Deed given by **Cynthia H. Davies and Emma E. Akojede to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for SunTrust Mortgage, Inc. d/b/a Sun America Mortgage,** dated February 5, 2004, and recorded in Deed Book 37045, Page 2, Gwinnett County, Georgia Records, as last transferred to **Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust** by assignment recorded on March 7, 2016 in Book 54141 Page 534 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Seventy-Six Thousand Two Hundred and 0/100 dollars ($176,200.00), 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, within the legal hours of sale on April 4, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 246 of the 5th District, Gwinnett County, Georgia, being Lot 21, Block C, formerly Block B, Creekside Estates, Unit 3, as per plat recorded in Plat Book 97, Page 82-84, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a part of this description. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. 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 Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Selene Finance they can be contacted at (877) 735-3637 for Loss Mitigation Dept, or by writing to 3501 Olympus Boulevard, 5 th Floor, Suite 500, Coppell, Texas 75019, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Cynthia H. Davies or tenant(s); and said property is more commonly known as **1206 Misty Valley Court, Lawrenceville, GA 30045.** The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure. 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 Cynthia H. Davies and Emma E. Akojede. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 21-01148
950 96107 3/8,15,22,29, 2023

Notice of Sale Under Power. State of Georgia, County of GWINNETT.
Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by **ARISTOTLE SAVALAS DEERING AND SHANNON LEE DEERING to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) AS NOMINEE FOR INTERCONTINENTAL CAPITAL GROUP, INC** , dated 04/07/2017, and , GWINNETT County, Georgia records, as last assigned to **WELLS FARGO BANK, N.A. (the Secured Creditor),** by assignment, conveying the after described property to secure a Note of even date in the original principal amount of $116,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the GWINNETT County Courthouse within the legal hours of sale on the first Tuesday in April, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 3 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 6, BLOCK C, LAUREL FALLS SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 44, PAGE 79, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE PART OF THIS DESCRIPTION. SAID PROPERTY BEING KNOWN AS 3815 LAUREL BROOK LANE, SNELLVILLE, GEORGIA 30039, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA. SUBJECT PROPERTY ADDRESS: 3815 LAUREL BROOK LANE, SNELLVILLE, GA 30039 PARCEL ID: R6003 124 The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). WELLS FARGO BANK, N.A. holds the duly endorsed Note and is the

FORECLOSURE

current assignee of the Security Deed to the property. WELLS FARGO BANK, N.A., acting on behalf of and, as necessary, in consultation with FEDERAL NATIONAL MORTGAGE ASSOCIATION, A/K/A FANNIE MAE (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, WELLS FARGO BANK, N.A. may be contacted at: WELLS FARGO BANK, N.A., 3476 STATEVIEW BLVD., FORT MILL, SC 29715, 800 288 3212. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as **3815 LAUREL BROOK LANE, SNELLVILLE, GEORGIA 30039** is/are: ARISTOTLE SAVALAS DEERING AND SHANNON LEE DEERING or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial 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 in the preceding paragraph. WELLS FARGO BANK, N.A. as Attorney in Fact for ARISTOTLE SAVALAS DEERING AND SHANNON LEE DEERING. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000009642836 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.
950 96790 3/8,15,22,29, 2023

Notice of Sale Under Power State of Georgia, County of Gwinnett
Under and by virtue of the Power of Sale contained in a Security Deed given by **Lamont Dismukes to Chase Manhattan Mortgage Corporation (the Secured Creditor),** dated January 27, 2003, and Recorded on March 4, 2003 as Book No. 31483 and Page No. 154, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of $165,546.00, with interest at the rate specified therein, as last assigned to Carrington Mortgage Services, LLC by assignment that is or to be recorded in the Gwinnett County, Georgia Records, there will be sold by the undersigned at public outcry to the highest bidder for cash at the Gwinnett County Courthouse within the legal hours of sale on the first Tuesday in May, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 30 of the 6th District, of Gwinnett County, Georgia, and Being Lot 127, Block B of Kittery Point, Unit I, as per plat recorded in Plat Book 83, Page 156 & 157 of Gwinnett County, Georgia Records, which plat is incorporated herein and made a part hereof by reference. Subject to easements, conditions and restrictions of record affecting the herein described property. Tax ID: R6030 192 The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Carrington Mortgage Services, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Carrington Mortgage Services, LLC is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. §44-14-162.2, Carrington Mortgage Services, LLC may be contacted at: 1- 800-790-9502 or by writing to 1600 South Douglass Road, Suite 110 and 200-A, Anaheim, CA 92806-5951. Please note that, pursuant to O.C.G.A. §44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as **3412 KITTERY DRIVE, SNELLVILLE, GA 30039** is/are: Lamont Dismukes or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Security Deed first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. §9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial 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 in the preceding paragraph. Funds used at sale

FORECLOSURE

shall be in certified funds and payable to Bell Carrington Price & Gregg, LLC. Carrington Mortgage Services, LLC as Attorney in Fact for Lamont Dismukes. Any information obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2 nd Floor, Columbia, SC 29201 (803)- 509-5078. File: 23-40980
950 97864 3/22,29,4/5,12,19,26, 2023

Notice of Sale Under Power State of Georgia, County of Gwinnett
Under and by virtue of the Power of Sale contained in a Security Deed given by **Christina English and Marc English to Mortgage Electronic Registration Systems, Inc., as nominee for Nations Reliable Lending, LLC (the Secured Creditor)**, dated September 17, 2018, and Recorded on September 19, 2018 as Book No. 56141 and Page No. 883, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of $264,102.00, with interest at the rate specified therein, as last assigned to Flagstar Bank, FSB by assignment that is or to be recorded in the Gwinnett County, Georgia Records, there will be sold by the undersigned at public outcry to the highest bidder for cash at the Gwinnett County Courthouse within the legal hours of sale on the first Tuesday in April, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 86 of the 6th District, Gwinnett County, Georgia, being Lot 57, Block L, Rivermist Subdivision, Unit Six, as per plat recorded in Plat Book 20, page 229, Gwinnett County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description. Tax ID: R6085 198 The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Flagstar Bank, FSB holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Flagstar Bank, FSB is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. §44-14-162.2, Flagstar Bank, FSB may be contacted at: (800)-393-4887 or by writing to 5151 Corporate Drive, Troy, MI 48098. Please note that, pursuant to O.C.G.A. §44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as **1394 DRAKIE COURT SW, LILBURN, GA 30047** is/are: Christina English and Marc English or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Security Deed first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. §9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial 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 in the preceding paragraph. Funds used at sale shall be in certified funds and payable to Bell Carrington Price & Gregg, LLC. Flagstar Bank, FSB as Attorney in Fact for Christina English and Marc English. Any information obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2 nd Floor, Columbia, SC 29201 (803)- 509-5078. File: 23-40470
950 96479 3/1,8,15,22,29, 2023

NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF GWINNETT
By virtue of a Power of Sale contained in that certain Security Deed from **Tony Fox to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NEW PENN FINANCIAL LLC,** dated September 15, 2016 and recorded on September 27, 2016 in Deed Book 54614, Page 94, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Two Hundred Fifty-Four Thousand Two Hundred Sixty-Seven and 00/100 dollars ($254,267.00), as transferred to **AURORA FINANCIAL GROUP, INC**. by Assignment dated October 16, 2019, and recorded October 22, 2019 at Deed Book 56970, Page 741, with interest thereon as provided therein, 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 has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in April, 2023, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 50 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 214, BLOCK B, UNIT 1, RIVERSHYRE SUBDIVISION, AS PER PLAT RECORDED AT PLAT BOOK 52, PAGE 36, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE

FORECLOSURE

A PART HEREOF BY REFERENCE FOR A MORE COMPLETE DESCRIPTION. Said property may more commonly be known as **1277 Tiverton Place, Lawrenceville, GA 30043.** The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, nonpayment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this Case #: 23-000927-1 sale, including attorneys fees (notice of intent to collect attorneys fees having been given). The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is AURORA FINANCIAL GROUP, INC., 5151 Corporate Drive Troy, MI 48098. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Tony Fox and or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code and 2) final confirmation and audit of the status of the loan with the holder of the Security Deed. AURORA FINANCIAL GROUP, INC. as Attorney-in-Fact for Tony Fox Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 Ad Run Dates: 03/08/23; 03/15/23; 03/22/23; 03/29/23
950 97020 3/8,15,22,29, 2023

NOTICE OF SALE UNDER POWER
Under and by virtue of the Power of Sale contained in a Security Deed from **William A. Garnett and Andrew S. Barnett a/k/a A.S. Garnett to Mortgage Electronic Registration Systems, Inc., as nominee for Home America Mortgage, Inc., its successors and assigns,** dated January 16, 2009, and recorded on January 22, 2009, in Book 49249, Page 300, of the Gwinnett County, Georgia Records; as last assigned to **CARRINGTON MORTGAGE SERVICES, LLC (Secured Creditor);** conveying the after-described property to secure a Note in the original principal amount of $185,057.00 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, within the legal hours of sale on the first TUESDAY in April, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 163 of the 5th District, Gwinnett County, Georgia, being Lot 61, Block A of Gardenside Subdivision, as per plat thereof recorded in Plat Book 111, pages 117-119, Gwinnett County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description. The indebtedness secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, non-payment of the monthly installments as required by said Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorneys fees having been given) and all other payments provided for under the terms of the Security Deed and Note. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments or easements, liens, zoning ordinances, restrictions, covenants, and any security deeds, mortgages or deeds of trust or any matters of record superior to the Security Deed first set out above. 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. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: CARRINGTON MORTGAGE SERVICES, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806, 1-800 561-4567. Please understand that the secured creditor is not required to negotiate, amend, or modify the terms of the mortgage instrument. To the best of the undersigned's knowledge and belief, said property is also known as **3475 Gardenside Drive, Loganville, GA 30052,** and the party in possession of the property is/are William A. Garnett and Andrew S. Barnett a/k/a A.S. Garnett or a tenant or tenants of said property. CARRINGTON MORTGAGE SERVICES, LLC As Attorney-in-Fact for William A. Garnett and Andrew S. Barnett a/k/a A.S. Garnett SOLOMON | BAGGETT, LLC 3763 Rogers Bridge Road Duluth, GA 30097 (678) 243-2515 THE LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED

FORECLOSURE

FOR THAT PURPOSE. Publish: 2/22/2023, 3/1/2023, 3/8/2023, 3/15/2023, 3/22/2023, 3/29/2023
950 94614 2/22,3/1,8,15,22,29, 2023

Notice of Sale Under Power State of Georgia, County of Gwinnett
Under and by virtue of the Power of Sale contained in a Security Deed given by **Catherine Grant to Mortgage Electronic Registration Systems, Inc., as nominee for Pine State Mortgage Corporation (the Secured Creditor),** dated May 15, 2003, and Recorded on June 13, 2003 as Book No. 33086 and Page No. 252, Gwinnett County, Georgia records, conveying the after- described property to secure a Note of even date in the original principal amount of $116,850.00, with interest at the rate specified therein, as last assigned to **Carrington Mortgage Services, LLC** by assignment that is or to be recorded in the Gwinnett County, Georgia Records, there will be sold by the undersigned at public outcry to the highest bidder for cash at the Gwinnett County Courthouse within the legal hours of sale on the first Tuesday in May 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 125 of the 7th District, Gwinnett County, Georgia, being more particularly described as Lot 117, Block R, Glencrest Park Subdivision, pursuant to that certain final subdivision plat for Glencrest Park, prepared by Precision Planning, Inc., Lee Jay Johnson, GRLS, dated March 6, 2003, recorded in Plat Book 97, Page 78, and revised at Plat Book 95, Pages 11-12, Gwinnett County, Georgia records. Tax ID: R7125 384 The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Carrington Mortgage Services, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Carrington Mortgage Services, LLC is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. §44-14-162.2, Carrington Mortgage Services, LLC may be contacted at: 1- 800-790-9502 or by writing to 1600 South Douglass Road, Suite 110 and 200-A, Anaheim, CA 92806-5951. Please note that, pursuant to O.C.G.A. §44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as **1380 PENHURST DRIVE, LAWRENCEVILLE, GA 30043** is/are: Catherine Grant or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Security Deed first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. §9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial 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 in the preceding paragraph. Funds used at sale shall be in certified funds and payable to Bell Carrington Price & Gregg, LLC. Carrington Mortgage Services, LLC as Attorney in Fact for Catherine Grant. Any information obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2 nd Floor, Columbia, SC 29201 (803)- 509-5078. File: 23-41067
950 98591 3/29,4/5,12,19,26, 2023

Notice of Sale Under Power State of Georgia, County of Gwinnett Under and by virtue of the Power of Sale contained in a Security Deed given by **Larry Grove to Mortgage Electronic Registration Systems, Inc., as nominee for Southeast Mortgage of Georgia, Inc. (the Secured Creditor),** dated September 10, 2018, and Recorded on September 17, 2018 as Book No. 56137 and Page No. 249, Gwinnett County, Georgia records, conveying the after- described property to secure a Note of even date in the original principal amount of $245,471.00, with interest at the rate specified therein, as last assigned to Lakeview Loan Servicing, LLC by assignment that is or to be recorded in the Gwinnett County, Georgia Records, there will be sold by the undersigned at public outcry to the highest bidder for cash at the Gwinnett County Courthouse within the legal hours of sale on the first Tuesday in May, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 227 of the 5th District of Gwinnett County, Georgia, being Lot 125, Block A of Shannon Lake Subdivision, Phase 1, as per plat recorded in Plat Book 132, Pages 255-260, as re-recorded in Plat Book 139, Page 37, Gwinnett County, Georgia Records, which plat is made a part hereof and incorporated herein by reference. Tax ID: R5227 514 The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as