DESCRIBEU: SAID PROPER-TY IS IMPROVED PROPER-TY KNOWN AS 1835 AR-BORWOOD DRIVE, AC-CORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGIA.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, fail-

sible events of default, always 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

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): Carlton B. Russell, III or ten-

ant or tenants.

Carrington Mortgage Services, LLC is the entity or in-

dividual designated who shall have full authority to

glass Road Suite 200-A Ana

heim, CA 92806 (800) 561-

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

tus 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-iudicial 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 sta-

tus of the loan as provided

FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F

as agent and Attorney in Fact for Carlton B. Russell, III

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

WILL BE USED FOR THAT

PURPOSE. 2191-2686A 950-98324 04/05/2023, 04/12/2023, 04/19/2023, 04/26/2023.

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 Sys-

tems, Inc., as grantee, as nominee for Congressional

Bank, its successors and assigns dated 12/23/2016 and recorded in Deed Book 54825 Page 204 Gwinnett County, Georgia records; as last transferred to or acquired by Milphightee South

last transferred to or ac-quired by Wilmington Sav-ings Fund Society, FSB, as trustee of Stanwich Mort-gage Loan Trust I, conveying the after-described property to secure a Note in the origi-cal critical amount of

nal principal amount of \$133,000.00 with interest at

dersigned 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 Supe-rior 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 Wednes-

day of said month), the fol-

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 Subdivision, as per lett record.

division, as per plat record-ed in Plat Book 28, Page 81; revised in Plat Book 38, Page 5, Gwinnett County,

Records.

recorded plat is incorporated

herein and made a part here-

which

lowing described property

SAVINGS

immediately above

WILMINGTON

4567

of the loan.

FORECLOSURE

GIA, BEING LOT 12, BLOCK H, UNIT FIVE, INGLENOOK SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 36, PAGE 144, GWIN-NETT COUNTY, GEORGIA RECORDS. MR/ca 5/2/23

Our file no. 21-05151GA -950-98412 04/05/2023 04/19/2023,

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT

COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by John P Schmidt to Mortgage Electronic Popic Propic Propicts Systems tronic Registration Systems Inc., as grantee, as nominee for Home America Mortgage for Home America Mortgage, Inc., its successors and as-signs, dated June 29, 2006, recorded in Deed Book 46720, Page 232, Gwinnett County, Georgia Records, as last transferred to Select Portfolio Servicing, Inc. by assignment recorded in Deed Book 58662, Page 748, Compett County, Georgia Gwinnett County, Georgia Records, conveying the af-

Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWELVE THOUSAND AND 0/100 DOLLARS (\$112,000.00), 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 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 property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A PART

Security Deed has been and is hereby declared due because of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the

of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are 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 purpose of paying the same and all expenses of this sale, as provided in the Security bed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding

ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, rattrictions and control of the property and the property a restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Securi-ty Deed first set out above. Said property will be sold on an "as-is" basis without any representation warranty or recourse against the above-named or the un-

dersigned.
Select Portfolio Servicing,
Inc. is the holder of the Security Deed to the property
in accordance with OCGA § 44-14-162.2

44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, 888-818-6032. Note. however, that such Note, however, that such entity is not required by law

to negotiate, amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is John P the property is John P Schmidt or a tenant or ten-

ants and said property is more commonly known as 2990 Sentinel Pkwy, Lawrenceville, Georgia 30043. Should a conflict arise between the property address and the legal description will control. The sale will be conducted

subject (1) to confirmation that the sale is not prohibited 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. Select Portfolio Servicina

as Attorney in Fact for John P Schmidt McCalla Raymer Leibert

1544 Old Alabama Road Roswell GA 30076 www.foreclosurehotline.net 15:04

Page 2 EXHIBIT A ALL THAT TRACT OR PAR-ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 147 OF THE 7TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 109, BLOCK A, SENTINEL RIDGE, UNIT 1, PHASE I, AS PER PLAT RECORDED IN PLAT BOOK 66, PAGE 266, GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY INCORPO-PLAT IS HEREBY INCORPO-RATED BY REFERENCE THERETO AND MADE A PART OF THIS DESCRIP-

MR/chr 5/2/23 Our file no. 21-05991GA -950-98344 04/05/2023

04/12/2023, 04/26/2023.

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

Sale contained in a Security Deed given by Carlton B. Russell, III to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Wachovia Mortgage Corporation, its successors and assigns dated 5/12/2004 and recorded in Deed Book 38386 Page 0244 and modified at Deed Book 52780 Page 806 and modified at Deed Book 54094 page 212 and modified at Deed Book 55420 Page 796 Gwinnett County, Georgia records; as last transferred to or ac-

herein and made a part hereof by reference.
Subject Property Address;
5037 Tarvaga Court, Stone
Mountain, 6A 30087
Parcel ID: R6026 191
The debt secured by said
Security Deed has been and is hereby declared due because of, among other posible events of default, faillast transferred to or acquired by WILMINGTON by WILMINGTON sible events of default, failquired b SAVINGS 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 FSB, AS TRUSTEE OF STAN-WICH MORTGAGE LOAN TRUST F, conveying the af-ter-described property to secure a Note in the original principal amount of \$151,106.00, with interest at purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including the rate specified therein, there will be sold by the unattorneys fees (notice of in-tent to collect attorneys fees dersigned 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 Supe-rior Court of said county),

NETT COUNTY, GEORGIA, BEING LOT 27, BLOCK A

having been given). Said property is commonly known as 5037 Tanaga Ct., Stone Mountain, GA 30087, Stone Mountain, GA 30087 4042 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 underwithin the legal hours of sale on May 2, 2023 (being the first Tuesday of said month unless said date falls on a unless said date falls on a Federal Holiday, in which case being the first Wednessigned, the party (or parties) in possession of the subject day of said month), the foloay of said month), the fol-lowing described property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 70 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, property is (are): Robert L. Williams, Sr. or tenant or

Carrington Mortgage Services, LLC is the entity or in-dividual designated who

FORECLOSURE FORECLOSURE

UNIT ONE. THE ARBORS AT CRESTVIEW, AS PER PLAT RECORDED IN PLAT BOOK 89, PAGE 105, GWINNETT COUNTY RECORD. REFERENCE TO SAID PLAT IS HEREBY MADE FOR A COMPLETE DESCRIPTION OF THE PROPERTY HEREIN DESCRIBED. SAID PROPERTY IS IMPROVED PROPERnegotiate, amend and modify all terms of the mortgage. Carrington Mortgage Services, LLC 1600 South Douglass Road Suite 200-A Anaheim, CA 92806 (800) 561-4567

Note, however, that such entity or individual is not re-

entity or individual is not required by law to negotiate, amend or modify the terms of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and erty whether 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, and the second ordinances, and second ordinances 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. 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 having been given).
Said property is commonly known as 1835 Arborwood Drive, Grayson, GA 30017 together with all fixtures and personal property attached 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

negotiate, amend and modify all terms of the mortgage.

Carrington Mortgage Services, LLC 1600 South Douimmediately above. Wilmington Savings Fund Society, FSB, as trustee of Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms

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, 4104 lanta, Georgia 30305, (404)

2191-2679A 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. 2191-2679A 950-97584 03/29/2023, 04/12/2023 04/19/2023, 04/26/2023,

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER

(e) any assessments, liens, encumbrances, zoning ordinances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the hold-PUWER
Pursuant to the power of sale contained in the Security Deed executed by ELIE G.
NEJEM to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS, INC., AS
NOMINEE FOR CHOICE NOMINEE FOR CHOICE CAPITAL FUNDING INC. in the original principal amount of \$189,000.00 dated December 21, 2006 and recorded in Deed Book recorded in Deed Book 47441, Page 0267, Gwinnett County records, said Securi-ty Deed being last trans-ferred to U.S. BANK NA-TIONAL ASSOCIATION, AS TRUSTEE FOR SPECIALTY UNDERWRITING AND RESI-DENTIAL FINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SE-RIES 2007-BC2 in Deed Book 60155, Page 303, Gwinnett Country 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 994-7637.
2191-2686A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED Deed and described as fol-

lows:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT
128 OF THE 7TH DISTRICT
OF GWINNETT COUNTY,
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 as: 2585 FALCON CREEK CT

SUWANEE, GA 30024

To the best of the undersigneds knowledge, the party or parties in possession of said property is/are ELIE G. NEJEM or tenant(s). 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 Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all ex-

paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees having been given). Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the prop-erty; and (4) any assess-ments, liens, encumbrances, zoning ordinances, restrictions, covenants, and mattions ters of record superior to the Security Deed first set out

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

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

In the Hortgage is as in-lows: Nationstar Mortgage LLC d/b/a Mr. Cooper 8950 Cypress Waters Blvd. Coppell, TX 75019 1-888-480-2432

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 AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. U.S. BANK NATIONAL AS-SOCIATION, AS TRUSTEE FOR SPECIALTY UNDER-WRITING AND RESIDEN-TIAL FINANCE TRUST TIAL FINANCE TRUST
TIAL FINANCE TRUST
MORTGAGE LOAN ASSETBACKED CERTIFICATES,
SERIES 2007-BC2, as Attorney-in-Fact for ELIE G. NEJEM

Robertson. Anschutz. Schneid, Crane & Dry Part-ners, PLLC

FORECLOSURE

FORECLOSURE

Duluth, GA 30097 Phone: 470.321.7112

HERETO AND MADE A PART

HEREOF The debt secured by said

Security Deed has been and security Deed nas 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

as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale,

and all expenses of this sale, as provided in the Security Deed and by law, including attorney fees (notice pursuant to O.C.6.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

taking authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record in-

any matters of record in-cluding, but not limited to, those superior to the Securi-ty Deed first set out above. Said property will be sold on

an "as-is" basis

without any representation warranty or recourse against the above-named or the un-dersigned. Wells Fargo Bank, N.A. suc-

cessor by merger to Wa-chovia Bank, NA is the hold-

monly known as 5789 Pine

Road, Doraville, Georgia
30340. Should a conflict
arise between the property
address and the legal description the legal descrip-

The sale will be conducted

subject (1) to confirmation that the sale is not prohibited 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. Wells Fargo Bank, N.A. successor by merger to Wachovia Bank, NA as Attorney

McCalla Raymer Leibert

Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

10:40
Page 2
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 245 OF
THE 6" DISTRICT OF GWINNETT COUNTY, GEORGIA

NETI COUNTY, GEORGIA BEING LOT 27 IN BLOCK H OF OAKHURST SUBDIVI-SION AS PER PLAT BY WATTS AND BROWNING ENGINEERS, DATED MARCH 1949 AND

ENGINEERS, DATED
MARCH 1949 AND
RECORDED IN PLAT BOOK
E, PAGE 017, GWINNETT
COUNTY RECORDS, BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKED BY AN IRON PIN ON THE SOUTHEASTERLY SIDE OF PINE ROAD TWO

HUNDRED (200) FEET SOUTHWESTERLY FROM

THE CORNER FORMED BY
THE INTERSECTION OF THE
SOUTHEASTERLY SIDE OF
PINE ROAD AND THE
SOUTHWESTERLY SIDE OF
ASH STREET; RUNNING

SUUTHWESTERLY SIDE OF ASH STREET; RUNNING THENCE SOUTHEASTERLY ALONG THE SOUTHWEST-ERLY SIDE OF LOT 28 OF SAID BLOCK ONE HUN-DRED EIGHTY-EIGHT (188) FEET TO AN IRON PIN; THENCE COLITAINSETED

FEET TO AN IRON PIN;
THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY SIDE OF LOT 39
OF SAID BLOCK EIGHTY
(80) FEET TO AN IRON PIN;
THENCE NORTHWESTERLY
ALONG THE NORTHEASTBLY SIDE OF LOT 26 OF

ALUNG THE NORTHEASTERLY SIDE OF LOT 26 OF SAID BLOCK TWO HUNDRED TWO AND FIVETENTHS (202.5) FEET TO AN IRON PIN ON THE SOUTH-

EASTERLY SIDE OF PINE ROAD; THENCE NORTH-EASTERLY ALONG THE SOUTHEASTERLY SIDE OF

PINE ROAD FORTY (40) FEET TO THE POINT OF BE-

GINNING, BEING IM-PROVED PROPERTY KNOWN AS 5789 PINE

ROAD. KNOWN: 5789 PINE ROAD

NOTICE OF SALE UNDER

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

Security Deed given by Ola-juwon Meadows to Mort-gage Electronic Registration Systems, Inc., as grantee, as nominee for HomeBridge Fi-

successors and assigns, dat-

ed June 30, 2015, recorded

ed June 30, 2015, recorded in Deed Book 53694, Page 782, Gwinnett County, Georgia Records and as re-recorded in Deed Book 53770, Page 846, Gwinnett County, Georgia Records and as modified by that cer-

nancial Services, Inc.

04/19/2023,

GWINNETT

PARCEL: 6-245 -119 MR/ca 5/2/23 Our file no. 22-06141GA –

950**-**99187

04/12/2023, 04/26/2023.

GEORGIA,

POWER

tion will control.

in Fact for

16:45

Wallis Allen

POWER

10700 Abbotts Bridge Road Agreement recorded in Deed Book 55334, Page 118, Gwinnett County, Georgia Gwinnett County, Georgia Records, as last transferred Firm File No. 22-057347 -Hecoros, as last transference to U.S. Bank National Association by assignment recorded in Deed Book 54197, Page 10, Gwinnett County, Georgia Records, conveying the after-de-DaG 950-98675 03/29/2023, 04/05/2023, 04/12/2023, 04/19/2023, 04/26/2023. NOTICE OF SALE UNDER GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale contained in a

County, Georgia Records, conveying the after-de-scribed property to secure a Note in the original principal amount of TWO HUNDRED EIGHTY-THREE THOUSAND FOUR HUNDRED THIRTY-SIX AND

Power of Sale contained in a Security Deed given by Walis Allen to Wachovia Bank, National Association, dated June 14, 2006, recorded in Deed Book 46725, Page 731, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THIRTY THOUSAND FOUR HUNDRED NINETY-FIVE AND 0/100 DOLLARS (\$30,495.00), with interest thereon as set forth therein, 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 property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF outcry to the highest bidder

(\$30,495.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in May, 2033, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART **HEREOF** The deht secured by said 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

sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney':s fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but taxes which are a lien, bu not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those generics to the Security those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation,

warranty or recourse against the above-named or the undersigned.
U.S. BANK NATIONAL AS-SOCIATION 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 2000 Towards Read tion, 2800 Tamarack Road, Owensboro, KY 42301-6566, 855-698-7627

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan. er of the Security Deed to the property in accor-dance with OCGA § 44-14-162.2. The entity that has full au-The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Wells Fargo Bank, N.A., PO Box 10335, Des Moines, IA 50306, 1-800-416-1472. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of To the best knowledge and To the best knowledge and belief of the undersigned, the party in possession of 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 arise between the property address tween the property address and the legal description the the party in possession of the property is Wallis Allen and Estate of Wallis W Allen or a tenant or tenants and said property is more com-

and the legal description the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. holder of the security deed.
U.S. BANK NATIONAL ASSOCIATION

as Attorney in Fact for Olajuwon Meadows Pierce, LLC 16:23

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

EXHIBIT A
All that tract or parcel of land lying and being in Land Lot 298 of the 5th District Section, of Gwinnett County, Section, of Gwinnett County, 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 incor-porated herein and made a part hereof by reference. MR/ca 5/2/23 Our file no. 22-06923GA – FT8

950-97853 03/29/2023,

04/05/2023, 04/12/20 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 Ken-neth A Hoffmann and Jen-nifer M Hoffmann to Mort-gage Electronic Registration Systems, Inc., as grantee, solely as nominee for Home Point Financial Corporation, its successors and assigns, dated February 3, 2017, recorded in Deed Book 54924, Page 176, Gwinnett Power of Sale contained in a

dated February 3, 2017, recorded in Deed Book 54924, Page 176, Gwinnett County, Georgia Records, as last transferred to Freedom Mortgage Corporation by assignment recorded in Deed Book 59503, Page 429, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED FORTY-EIGHT THOUSAND FOUR HUNDRED SEVENTEEN AND 0/100 DOLLARS

AND 0/100 DOLLARS (\$248,417.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative,

designated as an attendance, within the legal hours of sale on the first Tuesday in May, 2023, the following described property:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF. The deht secured by said

arise between the property address and the legal description the legal description will control.

The sale will be conducted which (1) to confirmation 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 subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the belder of the coverity deed. 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) holder of the security deed. Primary Residential Mort-gage, Inc. as Attorney in Fact for Ashley Lee McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

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 not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances restrictions, covenants, and any matters of record in-

FORECLOSURE FORECLOSURE

GEORGIA, COUNTY

cluding, but not limited to, those superior to the Securi-ty Deed first set out above. Said property will be sold on Georgia Records, which plat is incorporated herein and made a part hereof by referan "as-is" basis without any representation, warranty or recourse against the above-named or the un-MR/meh 5/2/23

dersigned. bersigned.
Freedom Mortgage Corporation is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.
The entity that has full and the control of the control

thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Freedom Mortgage Corporation, 10500 Kincaid Drive, Fishers, IN 46037, 855-690-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

the past knowledge and belief of the undersigned, the party in possession of the property is Kenneth A Hoffmann and Jennifer M Hoffmann or a tenant or ten-ants and said property is more commonly known as 5714 Pine Oak Drive, Nor-cross, Georgia 30092. Should a conflict arise between the property address and the legal description the legal description will control.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Freedom Mortgage Corpo-

ration
as Attorney in Fact for
Kenneth A Hoffmann and
Jennifer M Hoffmann McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net

17:34
Page 2
EXHIBIT A
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 284,
6TH DISTRICT, GWINNETT
COUNTY, GEORGIA, BEING
LOT 7, GREENWOOD
TOWNHOME COMMUNITY
AS PER PLAT RECORDED AS PER PLAT RECORDED IN PLAT BOOK 102, PAGES 120-121, GWINNETT COUN-TY RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION. MR/jay 5/2/23 Our file no. 22-07883GA –

950-98419 04/12/2023, 04/05/2023, 04/19/2023,

04/26/2023 NOTICE OF SALE UNDER GEORGIA,

GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Ash-ley Lee to Mortgage Elec-tronic Registration Systems, tronic Registration Systems, inc., as grantee, as nominee for Primary Residential Mortgage, Inc., its successors and assigns, dated July 23, 2021, recorded in Deed Book 59001, Page 607, Gwinnett County, Georgia Pageorde, as last transferred Gwinnett County, Georgia Records, as last transferred to Primary Residential Mortgage, Inc. by assignment recorded in Deed Book 60210, Page 550, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED FORTY-SEVEN THOUSAND FORTY-SEVEN THOUSAND TWO HUNDRED FIFTY-TWO AND 0/100 DOLLARS

pursuant to U.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.

taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encum-

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 un-

dersigned.
Primary Residential Mortgage, Inc. is the holder of
the Security Deed to the
property in accordance with
OGAS § 44-14-162.2.
The entity that has full authority to pegotiate amend

thority to negotiate, amend, and modify all terms of the

mortgage with the debtor is: Primary Residential Mort-gage, 1895 S. Central St., Centennial Park, AZ 86201,

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 Ashley Lee or a tenant or tenants and said property is more commonly known as 5965 Lake Wind-

sor Pkwy, Buford, Georgia 30518. Should a conflict

Roswell, GA 30076 15:20

EXHIBIT A

Page 2 www.foreclosurehotline.net

All that tract or parcel of

land lying and being in Land Lot 333, 7th District, Gwin-nett County, Georgia, being Lot 18, Block A of

Windsor at Lanier Subdivision, Unit One, as per plat

recorded in Plat Book 88

800-748-4424.

dersigned.

warranty or recourse against the above-named or the undersigned.

The Bank of New York Mellon f/k/a The Bank of New York as successor Indenture trustee to JPMorgan Chase Bank, National Association AND 0/100 DOLLARS (\$247,252.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courters and the sold of the courters are sold of the courters and the sold of Bank, National Association for CWHEQ Revolving Home Equity Loan Trust, Series 2006-F is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. n Meadows
Raymer Leibert
Raymer Leibert designated as an alterna-

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: tive, within the legal hours of sale on the first Tuesday in May, 2023, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Vil-lage, CO 80111, 800-306-

The debt secured by said Security Deed has been and is hereby declared due be-cause of, amongother possi-ble events of default, failure entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of 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 the property is Kingkeo Inthirath or a tenant or tenpurpose of paying the same and all expenses of this sale, ants and said property is more commonly known as as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-

6148 Brookechase
Lane, Norcross, Georgia
30093. Should a conflict arise between the property address and the legal description the legal description will control.

The sale will be conducted which (1) to confirmation subject (1) to confirmation that the sale is not prohibit-

without any representation

ed under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. The Bank of New York Mel-York as successor Indenture trustee to JPMorgan Chase Bank, National Association for CWHEQ Revolving Home

Equity Loan Trust, Series 2006-F as Attorney in Fact 18-41 Page 2

Kingkeo Inthirath McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A
ALL THAT TRACT or parcel

of land lying and being in Land Lot 164 of the 6th Dis-trict, Gwinnett County, Geor-gia, being lot 36, block A, Laurelbrooke Subdivision, as per plat recorded in Plat Book 100, Page 230, Gwin-nett County records which plat is incorporated herein

plat is incorporated herein by reference. Subject to that Security Deed from Kingkeo Inthirath to Mortgage Electronic Reg-istration Systems, Inc., as grantee, as nominee for America's Wholesale Lender its successors and Lender, its successors and assigns, recorded in Deed Book 46618, Page 369, Gwinnett County, Georgia Gwinnett County, Georgia records. MR/chr 5/2/23 Our file no. 22-10440GA —

950-98270 04/05/2023 04/19/2023,

NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA

GEORGIA
Under and by virtue of the Power of Sale contained in a Security Deed given by Gibson H. Wages and Edith K. Wages to Branch Banking and Trust Company, dated September 23, 2011, and recorded in Deed Book 50919, Page 48, Gwinnett County, Georgia Records, conveying the after-described property to secure a conveying the after-de-scribed property to secure a Note in the original princi-pal amount of Sixty-Seven Thousand and 0/100 dollars (\$67,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder

FORECLOSURE

house door of Gwinnett County, Georgia, within the legal hours of sale on May 2, 2023, the following

described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 297 OF Our file no. 22-09078GA -950-98250 THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEOR-04/19/2023. 04/26/2023

GWINNETT COUNTY, GEOR-GIA CONTAINING 1.625 ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO FIND THE TRUE POINT OF BEGINNING BEGIN AT A POINT AT THE INTERSEC-TION OF THE NORTHEAST-ERLY RIGHT OF WAY OF WILL WAGES ROAD, HAY ING A RIGHT OF 60 FEET NOTICE OF SALE UNDER GWINNETT Under and by virtue of the Power of Sale contained in a Once and by white of the Security Deed given by Kingkeo Inthirath to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for America&f39s Wholesale Lender, its successors and assigns, dated April 10, 2006, recorded in Deed Book 46618, Page 389, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 46618, Page 401, Gwinnett County, Georgia Records, as last transferred to The Bank of New York Mellon f/k/a The Bank of New York as successor WILL WAGES ROAD, HAVING A RIGHT OF 60 FEET
AND THE SOUTHERLY END
OF A RIGHT OF WAY MITER
OF HARBINS MILL DRIVE,
HAVING A RIGHT OF WAY
OF 50 FEET; THENCE RUN
ALONG THE NORTHEASTERLY RIGHT OF WAY
OF 5010 MILL WAGES POOF ERLY RIGHT OF WAY OF SAID WILL WAGES ROAD SOUTH 16 DEGREES 52 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 100.00 FEET TO A POINT; THENCE CONTINUING ALONG SAID PICTURE OF EAST FOR A DISTANCE OF100.00 FEET TO A POINT:
THENCE CONTINUING
ALONG SAID RIGHT OF
WAY SOUTH 17 DEGREES
44 MINUTES 15 SECONDS
EAST FOR A DISTANCE OF134.38 FEET TO AN IRON
PIN SET, SAID IRON PIN
BEING THE TRUE POINT OF
BEGINNING; THENCE FROM
THE TRUE POINT OF BEGINNING THUS ESTABLISHED
AND LEAVING SAID RIGHT
OF WAY NORTH 59 DEGREES 06 MINUTES 14
SECONDS EAST FOR A DISTANCE OF 223.00 FEET TO
AN IRON PIN SET; THENCE
SOUTH 31 DEGREES 47
MINUTES 34 SECONDS
EAST FOR A DISTANCE OF302.00 FEET TO AN IRON
PIN SET; THENCE SOUTH 68
DEGREES 48 MINUTES 22
WEST FOR A DISTANCE OF385.00 FEET TO AN IRON
PIN SET THENCE SOUTH 68
DEGREES 48 MINUTES 22
WEST FOR A DISTANCE OF385.00 FEET TO AN IRON
PIN SET ON THENORTH of New York as successor Indenture trustee to JPMor-gan Chase Bank, National Association for CWHEQ Re-volving Home Equity Loan Trust, Series 2006-F by as-

Trust, Series 2006-F by assignment recorded in Deed Book 60475, Page 263, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TVENTY-THREE THOUSAND ONE HUNDRED SEVENTY-FIVE AND 0/100 DOLLARS (\$23,175.00), with interest thereon as set forth therein, there will be sold at public outry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such 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 property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

The debt secured by solid 285.00 FEET TO AN IRON PIN SET ON THENORTH CASTERLY RIGHT OF WAY OF SAID WILL WAGES ROAD; THENCE RUN ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 8632.97 FEET AND AN ARC LENGTH OF 259.46 FEET, BEING SUBTENDED BY A CHORD OF NORTH 19 DEGREES 03 MINUTES 50 SECONDS WEST FOR A DIS-

HEREOF
The debt secured by said
Security Deed has been and
is hereby declared due because of, among other possible events of default, failure to pay the indebtedness
as and when due and in the
manner provided in the Note
and Security Deed. The debt
remaining in default, this
sale will be made for the
purpose of paying the same SECONDS WEST FOR A DISTANCE OF 259.45 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE TRUE POINT OF BEGINNING. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible groups of default purpose of paying the same and all expenses of this sale, as provided in the Security possible events of default, failure to pay the indebted-ness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in de-fault, this sale will be made

beed and by law, including attorney's fees (notice pursuant to 0.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien but 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 attortaxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which mightbe disclosed by neys fees having been given).

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required an accurate survey and inan accurate survey and in spection of the property, any assessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to, these survivors to the Securithose superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis

by law to do so) is: Truist Bank, successor by merger to SunTrust Bank they can be contacted at (800) 443-1032 for Loss Mitigation Dept, or by writing to 1001 Semmes Avenue, Richmond, Virginia 23224, Richmond, Virginia 23224, 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.

property, any assessments, liens, encumbrances, zoning restrictions, ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out

above.
To the best knowledge and the best knowledge and belief of the undersigned, the party in possession of the property is Edith Kay Wages and Gibson H. Wages or tenant(s); and said prop-erty is more commonly own as 1654 Will Wages

Rd, Dacula, GA 30019.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code (2) final confirma-tion 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

other lien not extinguished by foreclosure. Truist Bank, formerly known as Branch Banking and Trust Company as Attor-ney in Fact for Gibson H.

and Edith K. Wages.
Brock & Drock & Dr Suite 310

Atlanta, GA 30341 404-789-2661 B&S file no.: 23-04726 950-99685 04/05/2023 04/12/2023 04/19/2023 04/26/2023

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER

POWER

Pursuant to the power of sale contained in the Security Deed executed by LARRY ECLOVER to MORTGAGE ELECTRONIC REGISTRA-TION SYSTEMS, INC. AS
BENEFICIARY, AS NOMINEE FOR COUNTRYWIDE
HOME LOANS, INC. in the HOME LOANS, INC. In the original principal amount of \$148,000.00 dated May 6, 2003 and recorded in Deed Book 32523, Page 260, Gwinnett County records, said Security Deed being last transferred to PNC BANK, NATIONAL ASSOCIATION

NATIONAL ASSOCIATION in Deed Book 60441, Page 00104, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, 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 follows:

Security Deed and described as follows:

ALL THAT TRACT OR PARSE
CEL OF LAND LYING AND BIENG IN LAND LOT 164 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, CONTAINING 1.00 ACRE
AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO FIND THE TRUE POINT OF BEGINNING, BEING AT A POINT LOCATED AS THE COMMON LAND LOT CORNER OF LAND LOTS 169, 170, 164, AND 163, THENCE ALOND THE LAND LOT LINE DIVIDING LAND LOTS 111 OF THE LAND L LINE DIVIDING LAND LOTS LINE DIVIDING LAND LOTS
169 AND 164, SOUTH 59
DEGREES 33 MINUTES 50
SECONDS WEST 660.8
FEET TO A POINT; THENCE
LEAVING SAID LAND LOT
LINE, SOUTH 31 DEGREES
28 MINUTES EAST ALONG
THE NORTHEASTERLY
BOUNDARY LINE OF PROPFRTY NOW OF FORMERIY

ERTY NOW OF FORMERLY OWNED BY DRATON RAM-

MICK 240.0 FFFT TO AN

IRON PIN AND THE TRUE POINT OF BEGINNING; THENCE ALONG THE NORTHEASTERLY BOUND-

FORECLOSURE

ARY LINE OF PROPERTY NOW OF FORMERLY NOW OF FORMERLY OWNED BY DRATON RAM-MICK, SOUTH 31 DEGREES 28 MINUES EAST 218 FEET TO AN IRON PIN; THENCE NORTH 58 DEGRES 28 MINUTES EASE 200.0
FEET TO AN IRON PIN;
THENCE NORTH 31 DEGREES 35 MINUTES 16
SECONDS WEST 218.0 FEET TO AN IRON PIN; THE SOUTH 58 DEGREES MINUTES WEST 200.0 FEET TO AN IRON PIN AND THE TRUE POINT OF BEGIN-NING.

WITH

TOGETHER

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
ALL THAT TRACT OF PARCEL OF LAND LYING AND BEING IN LAND LOT 164 OF THE GITL DISTRICT GWIN. BEING IN LAND LOT 164 OF THE 6TH DISTRICT, GWIN-NETT COUNTY, GEORGIA AND BEING MORE PARTIC-ULARLY DESCRIBED AS FOLLOWS; BEGINNING AT A POINT, SAID POINT BEING LOCATED 247.6 FEET WESTERLY FROM THE IN-TERSECTION FORMED BY THE MORTHERIY BIGHT THE NORTHERLY OF WAY OF WI WILLIAMS OF WAY OF WILLIAMS
ROAD (HAVING AN 80-FOOT
RIGHT OF WAY) AND THE
EASTERLY LINE OF LAND
LOT 164; THENCE LEAVING
SAID RIGHT OF WAY LOT 164; THENCE LEAVING
SAID RIGHT OF WAY
NORTH 25 DEGRES 12
MINUTES WEST 288.8 FEET
TO A POINT; THENCE
NORTH 8 DEGREES 5 MINUTES WEST 51.1 FEET TO A
POINT; THENCE NORTH 25
DEGREES 12 MINUTES
WEST 230.2 FEET TO A
POINT; THENCE SOUTH 64
DEGREES 48 MINUTES
WEST 40.0 FEET TO A
POINT; THENCE SOUTH 74
DEGREES 25 MINUTES 26 POINT: IHENCE SOUTH AT DEGREES 25 MINUTES 26 SECONDS WEST 169.9 FEET TO A POINT: THENCE SOUTH 59 DEGREES 57 MINUTES 01 SECONDS WEST 110.3 FEET TO A POINT: THENCE NORTH 31 DEGREES 25 MINUTES 16

POINT: HENCE NORTH 3 DEGREES 35 MINUTES 16 SECONDS WEST 109.7 FEET TO A POINT: THENCE SOUTH 57 DEGREES 24 MINUTES 44 SECONDS WEST 30.0 FEET TO AN WEST 30.0 FEET TO AN IRON PIN FOUND; THENCE SOUTH 31 DEGREES 35 MINUTES 16 SECONDS EAST 139.7 FEET TO A POINT; THENCE NORTH 59 DEGREES 57 MINUTES 01 SECOND EAST 134.3 FEET TO A POINT; THENCE NORTH 74 DEGREES 25 SECONDS SECOND EAST 134.3 FEET TO A POINT; THENCE NORTH 74 DEGREES 25 MINUTES 25 SECONDS EAST 168.9 FEET TO A POINT; THENCE SOUTH 25 DEGREES 12 MINUTES EAST 200.0 FEET TO A POINT; THENCE SOUTH 08 DEGREES 05 MINUTES EAST 51.1 FEET TO A POINT; THENCE SOUTH 25 DEGREES 12 MINUTES DEGREES 12 MINUTES EAST 262.8 FEET TO A POINT LOCAED ON THE NORTH SIDE OF WILLIAMS NORTH SIDE OF WILLIAMS ROAD; THENCE ALONG SAID RIGHT OF WAY SOUTH 81 DEGREES 38 MINUTES EAST 48.0 FEET TO A POINT AND THE POINT OF BEGINNING BE-ING THE SAME PROPERTY AS SHOWN ON DIAT OF AS SHOWN ON PLAT SURVEY PREPARED RUPPE ENGINEERING CO., DATED MARCH 6, 1989. BE-ING IMPROVED PROPERTY KNOWN AS 6049 WILLIAMS

RUAD, NORCROSS, AC-CORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA. Said property being Said property being known as: 6049 WILLIAMS RD NORCROSS, GA 30093

To the best of the undersigneds knowledge, the parties in processions.

ty or parties in possession of said property is/are LAR-RY E CLOVER or tenant(s).

The debt secured by said Security Deed has been and is hereby declared due and is hereby declared due and payable because of, among other possible events of de fault, failure to pay the in Deed. The debt remaining in default, this sale will made for the nurnose of paying the same and all ex-penses of sale, including at-torneys fees (notice of intent to collect attorneys fees hav-

ing been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemation of any 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 assess ments. liens, encumbrances.

zoning ordinances, restric-tions, covenants, and mat-ters of record superior to the Security Deed first set out Said sale will be conducted said safe will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) fi-nal confirmation and audit of the status of the loan with

the holder of the Security Deed.
The name, address, and telephone number of the individual or entity who has full authority to negotiate amend, and modify all terms of the mortgage is as fol

lows: PNC Mortgage 3232 Newmark Drive Miamisburg, OH 45342 800-367-9305

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 AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. PNC BANK, NATIONAL AS-SOCIATION,

as Attorney-in-Fact for LARRY E CLOVER Robertson, Anschutz, Schneid, Crane & Derriers, PLLC 10700 Abbotts Bridge Road

Duluth, GA 30097

Phone: 470.321.7112 Firm File No. 23-098033 -DaG 950-98265 04/12/2023, 04/26/2023

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER

ty Deed executed by BRIT-TAINY J. HOLLINS AND BEN being last transferred to SE-LENE FINANCE LP in Deed

POWER

Pursuant to the power of sale contained in the Securi-

L. MURPHY SR to MORT-GAGE ELECTRONIC REGIS-TRATION SYSTEMS, INC. AS NOMINEE FOR HOME AMERICA MORTGAGE, INC. in the original principal amount of \$117,702.00 dated April 2, 2008 and record-ed in Deed Book 48765, Page 318, Gwinnett County records, said Security Deed Rook 54923, Page