**FORECLOSURE** 

### FORECLOSURE

Gwinnett County records, the undersigned will sell at public outcry to the highest hidder for cash, before the bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on May 02, 2023, the property in said Security Deed and described as fol-

ALL THAT TRACT OR PAR-CEL OF LYING AND BEING IN LAND LOT 205 OF THE 5TH DISTRICT OF THE 51H DISTRICT OF GWINNETT COUNTY, GEOR-GIA, BEING LOT 73, BLOCK A, UNIT FOUR, ASHLAND MANOR SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 57, PAGE 175 GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BBY REFERENCE AND MADE A PART OF THIS

DESCRIPTION. Said property being known as: 354 SPRING FALLS DR LAWRENCEVILLE, GA 30045 To the best of the undersigneds knowledge, the par-

signeds knowledge, the party or parties in possession of said property is/are BRITTAINY J. HOLLINS AND BEN L. MURPHY SR 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 Nets and gold Sequition. in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all ex-penses of sale, including attorneys fees (notice of intent to collect attorneys fees hav-

ing been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate

closed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S.

not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. The name, address, and telephone number of the in-

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

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

877-768-3759
Note that pursuant to
O.C.G.A. § 44-14-162.2, the
above individual or entity is
not required by law to negotiate, amend, or modify the
terms of the mortgage.
THIS LAW FIRM IS ACTING
AS A DEBT COLLECT A
DEBT ANY INFORMATION

DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. SELENE FINANCE LP as Attorney-in-Fact for BRITTAINY J. HOLLINS

AND BEN L. MURPHY SR Robertson, Anschutz, Schneid, Crane & Drivers, PLLC 10700 Abbotts Bridge Road

Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 23-098083 -950-98537 04/05/2023

04/19/2023.

#### STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER

Pursuant to the power of sale contained in the Securi-ty Deed executed by ERIC B. AARON AND BEVERLY K. AARON AND BEVERLY K.
AARON to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS INC., AS
GRANTEE, AS NOMINEE
FOR HOMESTAR FINANCIAL CORP. in the original principal amount of \$275,805.00 dated June 15, 2018 and recorded in Deed Book 55922, Page 983, G winnett County records, said Security Deed being last trans-ferred toPLANET HOME LENDING, LLC in Deed Book 60264, Page 696, Gwinnett County records, the under-signed will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on May 02, 2023, the property in said Security Deed and described

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 3 DEING IN LAND LOT 3
OR THE 6TH DISTRICT,
GWINNETT COUNTY, GEORGIA, BEING LOT 34. BLOCK
C, CAMARON SPRINGS
SUBDIVISION, UNIT ONE,
AS PER PLAT RECORDED
AND LATER POOR 55. BACCORD. AS PER PLAI RECORDED IN PLAT BOOK 35, PAGE 93, GWINNETT COUNTY. GEORGIA RECORDS, BEING MORE COMMONLY KNOWN AS 4371 CAMARON WAY, SNELLVILLE, GA 30039

Said property being known as: 4371 CAMARON WAY SNELLVILLE, GA 30039 To the best of the under-signeds knowledge, the par-

ty or parties in possession of said property is/are ERIC B. AARON AND BEVERLY K. B. AARON AND BEVERLY K. AARON 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 de-fault, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees hav-

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

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

The name, address, and telephone number of the in-dividual or entity who has

#### **FORECLOSURE**

full authority to negotiate, amend, and modify all terms of the mortgage is as fol-Planet Home Lending, LLC 321 Research Parkway, Suite 303 LAMANCHA Meriden, CT 06450 1-855-884-2250

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 proctage. 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.

PLANET HOME LENDING, as Attorney-in-Fact for ERIC B. AARON AND BEV-ERLY K. AARON Anschutz, Robertson.

Schneid, Crane & Dritter & Crane & Cra Suite 170 Duluth, GA 30097 Phone: 470.321.7112

Firm File No. 23-098773 – GaR 950-98423 04/05/2023, 04/19/2023, 04/12/2023 04/26/2023

# STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Pursuant to the power of sale contained in the Securi-

ty Deed executed by HOWARD D.PATRICK to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS. INC. AS BENEFICIARY, AS NOMINEE FOR FREEDOM MORTGAGE CORPORATION in the original principal amount of \$113,364.00 dated November 16, 2017 and recorded in Deed Book 55583, Page 627, Gwinnett County records, said Security Deed Heing last transty Deed being last trans-ferred to FREEDOM MORT-GAGE CORPORATION in Deed Book 60395, Page 10, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated,

within the legal hours of sale, on May 02, 2023, the property in said Security Deed and described as fol-Iows: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND CEL OF LAND LYING AND BEING IN LAND LOT 159 OF THE 6TH DISTRICT, GWIN-NETT COUNTY, GEORGIA,

THE 6TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 2, BLOCK C, OF JACKSON'S MILL SUBDIVISION, UNIT 4, AS PER PLAT RECORDED IN PLAT BOOK 19, PAGE 168, GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFER-ENCE.

Said property being known as: 775 JACKSONS MILL WAY NW LILBURN, GA 30047 To the best of the under-

signeds knowledge, the party or parties in possession of said property is/are HOWARD D. PATRICK or tenant(s).
The debt secured by said

Security Deed has been and is hereby declared due and payable because of, among payable because of, allioning other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expaying the same and all ex-penses of sale, including at-torneys fees (notice of intent to collect attorneys fees hav-ing boar given)

ing been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority: matters which might be disclosed by an accurate survey and inspection of the prop-erty; and (4) any assessments, liens, encumbrances, zoning ordinances, restriccovenants 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) final confirmation and audit of the status of the loan with the holder of the Security

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

Freedom Mortgage Corporation 951 W Yamato Road, Suite

Boca Raton, FL 33431

855-690-5900 Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is above individual of eithig and required by law to negotiate, amend, or modify the terms of the mortgage.

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION ORTAINED MAY BE LISED. OBTAINED MAY BE USED FOR THAT PURPOSE.

FREEDOM MORTGAGE
CORPORATION,
as Attorney-in-Fact for
HOWARD D. PATRICK Robertson, Anschutz, Schneid, Crane & Drart-ners, PLLC 10700 Abbotts Bridge Road

Suite 170 Duluth, GA 30097 Phone: 470.321.7112

Firm File No. 23-099066 LiV 950-98409 04/05/2023, 04/12/2023, 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 WENDY CASTILLO DAVID to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.. AS BENEFICIARY, ACTING SOLELY AS NOMINEE FOR BROKER SOLUTIONS, INC.. DBA NEW AMERICAN FUNDING in the original principal amount of original principal amount of \$218,960.00 dated Decem-ber 18, 2019 and recorded in Deed Book 57132, Page Gwinnett County 290, Gwinnett County records, said Security Deed being last transferred to LAKEVIEW LOAN SERVIC-ING, LLC in Deed Book 59439, Page 00190, Gwinnett County records, the un-dersigned will sell at public outcry to the highest bidder for cash, before the Court-house door in said County, or at such other place as

or at such other pace as lawfully designated, within the legal hours of sale, on May 02, 2023, the property in said Security Deed and described as follows: ALL THAT TRACT OR PAR-CEL OF LAND LOTSO BEING IN LAND LOT 80

### **FORECLOSURE**

OF THE 5TH DISTRICT, GWINNETT COUNTY, GEOR-GIA, BEING LOT 8, BLOCK I, QUAIL RUN PHASE, UNIT PLAT RECORDED IN PLAT BOOK 6, PAGE 120, GWIN-NETT COUNTY RECORDS, TO WHICH SAID PLAT REF-ERENCE IS MADE FOR

ERENCE IS MADE FOR A MORE PARTICULAR DELIN-EATION OF A METS, BOUNDS AND COURSES DESCRIPTION.
Said property being known as: 515 BIRCH LN
LAWRENCEVILLE, GA 30044
To the best of the undersigneds knowledge, the party or parties in possession of said property is/are WENDY CASTILLO DAVID or of said property is/are WENDY CASTILLO DAVID or

WENDY CASTILLO DAVID or tenant(s). The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of made for the purpose of paying the same and all ex-penses of sale, including at-torneys fees (notice of intent to collect attorneys fees hav-

to collect attorneys rees naving 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 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 subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security

The name, address, and telephone number of the individual or entity who has full authority to negotiate amend, and modify all terms of the mortgage is as follows: LoanCare, LLC

3637 Sentara Way Virginia Beach, VA 23452 1-800-274-6600 Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is 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. LAKEVIEW LOAN SERVIC-ING, LLC,

as Attorney-in-Fact for WENDY CASTILLO DAVID Robertson, Anschutz, Schneid, Crane & David ners. PLLC ners, PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097

Phone: 470.321.7112 Firm File No. 23-101183 – DaG 950-97254 03/22/2023,

04/12/2023.

## 04/05/2023, 04/12/20 04/19/2023, 04/26/2023. STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER

PURSUANT to the power of sale contained in the Security Deed executed by CANDICE VIRGINIA KIRK-PATRICK to MORTGAGE ELECTRONIC REGISTRA-TION SYSTEMS INC., AS GRANTEE, AS NOMINEE FOR NEW YORK COMMUNI-TY BANK in the original principal amount of \$185,576.00 dated August 7, 2015 and recorded in Deed Book 53748, Page 436, Gwinnett County records, said Security Deed being last trans-ferred to FREEDOM MORT-GAGE CORPORATION Deed Book 59934, Page 368, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on May 02, 2023, the property in said Security Deed and described as fol-

Deed and described as follows:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BISTRICTS 1397 AND
DISTRICTS 1397 AND
1749, GWINNETT COUNTY,
GEORGIA, BEING LOT 62,
BLOCK A, DUNCAN RIDGE
SUBDIVISION, UNIT TWO,
AS PER PLAT THEREOF
RECORDED IN PLAT BOOK
77 PAGE 245 GWINNETT

77, PAGE 245, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT AND LEGAL DESCRIPTION THEREON ARE INCORPO-RATED HEREIN BY REFER-ENCE THERETO.
Said property being known as: 3470 DUNCAN BRIDGE DR BUFORD, GA 30519

DR BUFORD, GA 30519

To the best of the undersigneds knowledge, the party or parties in possession
of said property is/are CANDICE VIRGINIA KIRKPATRICK or tenant(s).
The debt secured by said

The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including atpenses of sale, including at-

penses 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, wh ether or not yet due and payable); (2) the right ofredemption of any taxing authority; (3) any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances,

braites, Zolling ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Said sale will be conducted subject to the following: (1) confirmation that the sale is not problighted under the ILS. 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-Freedom Mortgage Corpo-

ration 951 W Yamato Road, Suite 175 Boca Raton, FL 33431 855-690-5900 Note that pursuant to

## **FORECLOSURE**

0.C.G.A.  $\S$  44-14-162.2, the above individual or entity is not required by law to nego-tiate, amend, or modify the tate, affend, or floorly the terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED THAT PURPOSE.

FOR THAT PURPOSE.
FREEDOM MORTGAGE
CORPORATION, as Attorneyin-Fact for CANDICE VIRGINIA KIRKPATRICK
Robertson, Anschutz,
Cabasid Crans Some Det Robertson, Anschutz, Schneid, Crane & Drt-ners, PLLC 10700 Abbotts Bridge Road

Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 23-102652 -GaR 950-98239 04/12/2023, 04/26/2023. 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 Power of Sale contained in a security Deed given by Cheryl Byer to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Opteum Financial Services, LLC, its successors and assigns, dated August 31, 2006, recorded in Deed Book 46985, Page 436, Gwinnett County, Georgia Records, as last transferred to MEB Loan Trust VI, U.S. Bank National Associa-U.S. Bank National Association, not in its individual capacity but solely as trustee by assignment recorded in Deed Book 60372, Page 500, Gwinnett County, Georgia Gwinnett County, Ğeorgia Records, conveying the after-described property to secure a Note in the origi-

sective a Note in the original principal amount of THIRTY-NINE THOUSAND SEVEN HUNDRED FIFTY AND 0/100 DOLLARS (\$39,750.00), with interest (\$39,750.00), 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, 2023, the following described property:

SEE EXHIBIT A ATTACHED
HERETO AND MADE A PART
HEREOF
The debt secured by said Security Deed has been and is hereby declared due because of, among other posible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note manner provided in the Note

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 fees (notice pursuant to O.C.G.A. § 13-1-11 having been given). having been given). Said property will be sold subject to any outstanding

ad valorem taxes (including ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in spection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and 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.

MEB Loan Trust VI, U.S. Bank National Association, not in its individual capacity but solely as trustee is the holder of the Security Deed

to the property in accordance with OCGA § 44-14-162.2. The entity that has full authe entity trait has full au-thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Vil-lage, CO 80111, 800-306-

lage, 6059. 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 Cheryl Byer or a tenant or tenants and said property is more com-monly known as 2650 Gad-sen Walk, Duluth, Georgia 30097. Should a conflict arise between the property address and the legal de-scription the legal descrip-tion will control.

scription the legal description will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcv Code and (2) to final concy obed and cy to final confirmation and audit of the status of the loan with the holder of the security deed.
MEB Loan Trust VI, U.S.
Bank National Association, not in its individual capacity

but solely as trustee as At-torney in Fact for Cheryl Byer McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 17:59

Page 2 Page 2
www.foreclosurehotline.net
EXHIBIT A
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 121 OF
THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA,
BEING LOT 74, BLOCK A,
CHARLESTON ROW TOWNHOMES. AS PER PLAT

CHARLESTON ROW TOWNHOMES, AS PER PLAT
RECORDED IN PLAT BOOK
98, PAGES 102-103, GWINNETT COUNTY RECORDS,
SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THERETO.
SUBJECT TO THAT SECURITY DEED FROM CHERYL
BYER TO MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC., AS
GRANTEE, AS NOMINEE
FOR OPTEUM FINANCIAL
SERVICES, LLC, ITS SUCCESSORS AND ASSIGNS,
RECORDED SEPTEMBER 7,
2006, IN DEED BOOK 46985,
PAGE 414, GWINNETT

PAGE 414, GWINNETT COUNTY, RECORDS. The right, if any, of The United States of America to redeem said land within 120

days from the date of the foreclosure sale held on May 2, 2023, as provided for by the Federal Tax Lien Act of 1966 (Public Law 89-719) MR/ca 5/2/23 Our file no. 23-10590GA – FT7 950-99205 04/05/2023, 04/19/2023,

04/12/2023, 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 Emily J Annis to Wells Fargo Bank, N.A. , dated Septem-

# **FORECLOSURE**

ber 2, 2016, recorded in Deed Book 54628, Page 739, Gwinnett County, Georgia Records, as last transferred Specialized Loan Service recorded in the Office of the Clerk of Superior Court of Gwinnett County, Records, conveying the af-

Records, conveying the after-described property to secure a Note in the original principal amount of SIXTY-TWO THOUSAND EIGHT HUNDRED FORTY-SEVEN AND 0/100 DOL-LARS (\$62,847.00), 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 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 de-scribed property: scribed property: SEE EXHIBIT A ATTACHED

HERETO AND MADE A PART

HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the as and when due and in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, a provided in the Security. as provided in the Security Deed and by law, including attorney fees (notice pur-suant 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 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 superior to the Security Deed first set out above. Said property will be sold on an &quot:as-is&quot: basis without any representation. without any representation, warranty or recourse against the above-named or the undersigned.

Specialized Loan Servicing LLC is the holder of the Se-

curity 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 thedebtor is:
Specialized Loan Servicing
LLC, 6200 S. Quebec St.,
Suite 300, Greenwood Village, CO 80111, 800-3066059.

Note, however, that such 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 Emily J Annis or a tenant or tenants and said property is more commonly known as 6360 Hawthorne Ter, Peachtree Corners, Georgia 30092. Should a conflict arise belegal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

Specialized Loan Servicing
LLC as Attorney in Fact for
Emily J Annis
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road

Roswell, GA 30076 vww.foreclosurehotline.net Page 2 EXHIBIT A All the following property situate in Gwinnett County. Situate in Gwinnett County, Georgia, to wit: All that tract or land or parcel of land ly-ing and being in Land Lots 282, 283, 204, and 305 of the 6th District, Gwinnett

the 6th District, Gwinnett County, Georgia, and being residence No. 6360 Hawthorne Terrace, in Building No.4 of Apple Valley Condominiums, as shown on plat of survey (supplemental plat) made be Construction Engineering Associates dated January 3, 1974, which is recorded in Condominium Plat Book 1, page 11. Gwinnett County 04/26/2023. **POWER** GEORGIA, COUNTY page 11, Gwinnett County Records, which residence is a part of that property shown on plat of survey (master plot plan), dated (master plot plan), dated January 3, 1974, made by Construction Engineering Construction Engineering Associates as the property of grantor, which plat is recorded in Condominium Plat Book 1, Page 11, Gwinnett County records, together with all right, title and interest of greater in the property of terest of grantor in said residence and the appurtenances thereto under the Declaration of Covenants, conditions and restrictions for Apple Valley Condominions and the state of the said ums, dated April 3, 1974, recorded April, 1974 in deed book 798, page 199, Gwinnett County, Georgia, which plats, declarations and all recorded amendments thererecorded amendments there-to are by reference, incorpo-rated herein and made a part hereof, the interest herein conveyed includes, without limiting the generality of the foregoing, an undivided 0.6211% interest in the common area of Apple Val-ley Condominiums, as the same is defined in said

declaration, being improved property known as 6360 Hawthorne Terrace, N.E., Norcross, Georgia 30092, according to the present system of numbering condominiums in Gwinnett County. Georgia, and being the same property conveyed to Sue G. Mcleod on November 5, 1979, recorded at Deed Book 1833, page 257, Gwinnett County Records. Tax ID: R6282A030

MR/chr 5/2/23 Our file no. 23-10865GA -FT2 950-99576 04/05/2023, 04/19/2023,

04/26/2023. NOTICE OF SALE UNDER POWER GWINNETT GEORGIA. COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Galdino Salazar Ramirez to

Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Broker Solutions, Inc. dba New American Funding, its successive and excessive details. American Funding, its successors and assigns, dated August 31, 2020, recorded in Deed Book 57904, Page 74, Gwinnett County, Georgia Records, as last transferred to Broker Solutions Inc. dba New American Funding by assignment recorded in Deed Book 60A52 Page 900 Gwinnett 60462, Page 900, Gwinnett County, Georgia Records, conveying the after-de-scribed property to secure a Note in the original principal amount of TWO HUNDRED

# **FORECLOSURE**

TWO HUNDRED EIGHTY-FIVE AND 0/100 DOLLARS (\$255,285.00), 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 al-ternative, within the legal hours of sale on the first Tuesday in May, 2023, the following described proper-

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the as and when use and in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, a provided in the Security. 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 not yet due and payable), the right of redemption of any taxing authority, any matters

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

Broker Solutions Inc. dba
New American Funding is
the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full au-

thority to negotiate, amend, and modify all terms of the and modify all terms of the mortgage with the debtor is: New American Funding, 11001 Lakeline Blvd, Suite 325, Austin, TX 78717, 800-893-5304.

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 Galdino Salazar Ramirez and Rosa E Chavez Reyna or a tenant or tenants and said property is

more commonly known 5852 Williamsburg Dr. Norcross, Georgia 30093. Should a conflict arise be-tween the property address and the legal description the legal description will control. The sale will be conducted 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 confirmation and audit of the status of the loan with the holder of the security deed. Broker Solutions Inc. dba New American Funding as Attorney in Fact for cure a note in the original principal amount of ONE HUNDRED SEVENTEEN THOUSAND FOUR HUNDRED SEVENTY AND 0/100 DOLLARS (\$117,470.00), with interest thereon each forth therein

Attorney in Fact for Galdino Salazar Ramirez McCalla Raymer Leibert ierce, LLC 1544 Old Alabama Road

Roswell, Georgia 30076 www.foreclosurehotline.net 13:03

Page 2
EXHIBIT A
All that tract or parcel of land lying and being in Land Lot 171 of the 6th District of Gwinnett County, Georgia, being Lot 10, Block D, Williamsburg, Unit Two, as per plat recorded in Plat Book 2, page 79, Gwinnett County, Georgia Records, which plat is increased. which plat is incorporated herein by reference

made a part hereof.

MR/ca 5/2/23

Our file no. 23-11056GA -04/05/2023.

950-98816 04/19/2023. 04/12/2023

NOTICE OF SALE UNDER

GWINNETT Under and by virtue of the Power of Sale contained in a Security Deed given by Braulio Morales and Beatriz Perez to Mortgage Electronic Registration Systems, Inc., Registration Systems, Inc., as grantee, as nominee for Primary Residential Mortgage, Inc., its successors and assigns, dated December 30, 2011, recorded in Deed Book 51093, Page 205, Gwinnett County, Georgia Records, as last transferred to Wells Fargo Bank, NA by assignment recorded in Deed Book 52752, Page 838, Gwinnett County, Georgia Records, conveying the after-described property to se-Records, conveying the after-described property to secure a Note in the original principal amount of SEVEN-TY-FIVE THOUSAND SIX HUNDRED AND 0/100 DOLLARS (\$75,600.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such piace as may be lawfully designated as an alternative, withinthe legal hours of sale on the first Tuesday in May, 2023, the following de-scribed property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART LIEFERS place as may be lawfully

HERETO AND MADE A PART HEREOF PART HEREOF
The debt secured by said
Security Deed has been and
is hereby declared due because of, among other possible events of default, failure to pay the indebtedness
as and when due and in the
manner provided in the Note
and Security Deed. The debt
remaining in default this remaining in default, this sale will be made for the

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&#39: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

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

dersigned.
Wells Fargo Bank, NA is the holder of the Security Deed to the property in accordance with OCGA § 44-14-The entity that has full au-

**FORECLOSURE FORECLOSURE** 

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. GWINNETT to negotiate, amend or modi-fy the terms of the loan.

To the best knowledge and to the best knowledge and belief of the undersigned, the party in possession of the property is Braulio Morales, Estate of Beatriz Perez and Beatriz Perez or a tenant or tenants and said property is more commonly known as 1780 Keenland Place, Lawrenceville, Geor-gia 30043. Should a conflict arise between the property

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. Wells Fargo Bank, NA as Attorney in Fact for

Braulio Morales and Beatriz Perez McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

14:37 Page 2 All that tract or parcel of land lying and being in Land Lot 93 of the 7th Land Dis-Lot 93 of the 7th Land District, Gwinnett County, Georgia, being Lot 22, Block "B"B. Peachtree Downs Subdivision, as per plat thereof recorded in Plat Book 32, Page 55, records of Gwinnett County, Georgia, which plat is made a part hereof by reference and being improved property known as 1780 Keenland Court Lawrenceville, Georgia, as the present system of numbering houses in Gwin-

nett County, Georgia. MR/jay 5/2/23 Our file no. 23-11115GA – 950-98530 04/05/2023, 04/19/2023,

04/12/2023, 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 Brian Faubion to Mortgage Investors Corporation, dated January 25, 1999, recorded in Deed Book 17693, Page 131, Gwinnett County, Georgia Records, as last transferred to The Bank of New York Mellon f/k/a The Bank of New York as successor COUNTY

of New York as successor in interest to JPMorgan Chase Bank, N.A. f/k/a JP-Morgan Chase Bank, as Trustee for WAMU Mort-gage Pass-Through Certifi-cates, Series 2004-RP1 by assignment recorded in Deed Book 49505, Page 878, Gwinnett County, Georgia Records,con veying the after-described property to se-cure a Note in the original

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 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,

on the IIIs 2023, the following described property: SEE EXHIBIT A ATTACHED

OCE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failas 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 as provided in the Security Deed and by law, including attorney fees (notice pursuant to O.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on a "Aquot;as-is-Rquot; basis without any representation, without any representation.

the above-named or the undersigned. The Bank of New York Mel-lon f/k/a The Bank of New York as successor in interest York as successor in interest to JPMorgan Chase Bank, N.A. f/k/a JPMorgan Chase Bank, as Trustee for WAMU Mortgage Pass-Through Certificates, Series 2004-RP1 in the belder of the Courting the Secretary of the Court of the Cour 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 property in accordance with OCGA § 44-14-162.2.

warranty or recourse against

thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Vil-lage, CO 80111, 800-306-059.

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 Brian Faubion or a tenant or ten-ants and said property is

ants and said property some commonly known as 538 Bruce Way Southwest, Lilburn, Georgia 30047. Should a conflict arise between the property address and the legal description the legal description will control. The sale will be conducted subject (4) to confirmation. 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 propulsity deed status of the loan with mich holder of the security deed. The Bank of New York Mel-lon f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. f/k/a JPMorgan

Chase Bank, as Trustee for WAMU Mortgage Pass-Through Certificates, Series 2004-RP1 Page 2 as Attorney in Fact for

as Attorney in Fact for Brian Faubion McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 110, 6TH DISTRICT,

COUNTY JEORGIA, BEING LOT 8, 3LOCK D, UNIT #7, HANAR-RY ESTATES, AS RECORDED IN PLAT BOOK T, PAGE 35, GWINNETT COUNTY, GEORGIA SAID PLAT BEING MADE A PART

HEREOF BY REFERENCE MR/chr 5/2/23 Our file no. 23-11215GA – FT7 950-99060 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 Willie J Tillman and Kimber-ly Tillman Sov. to Mostrogo Tillman-Seay to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Quicken Loans, LLC, its successors and as-signs, dated June 26, 2020, signs, dated June 26, 2020, recorded in Deed Book 57754, Page 700, Gwinnett County, Georgia Records, as last transferred to Rocket Mortgage, LLC f/k/a Quicken Loans, LLC by assignment recorded in Deed Book 60426, Page 648, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal

Note in the original principal amount of ONE HUNDRED NINETY-TWO THOUSAND FOUR HUNDRED AND DOLLARS (\$192,400.00), 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 law-

fully designated as an alter-native, 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 said Security Deed has been and is hereby declared due because of, among other possible events of default, failsible events of default, after ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including

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

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

Rocket Mortgage, LLC f/k/a
Quicken Loans, LLC is the
holder of the Security Deed
to the property in accordance with OCGA § 44-14-

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: Rocket Mortgage, LLC, 1050 Woodward Avenue, Detroit, MI 48226, 734-805-7125. Note, however, that such entity is not required by law to negotiate amend or modi-

to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Willie J Tillman, Estate of Kimberly Tillman A/K/A Kimberly T Tillman-Seay and Kimberly T Tillman-Seay or a tenant or tenants and said property is more commonly known as 1420 Bridle Path Dr, Lawrenceville, Georgia to negotiate, amend or modi

Tayrenceville, Georgia 30045. Should a conflict arise between the property address and the legal description the legal description will control.

tion will control The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Rocket Mortgage, LLC f/k/a Quicken Loans, LLC

as Attorney in Fact for Willie J Tillman and Kimberly Tillman A/K/A Kimberly T Tillman-Seay McCalla Raymer Leibert

McCalla Raymer Leib Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076

15:47

15:47
Page 2
www.foreclosurehotline.net
EXHIBIT A
Tax Id Number(s): R5107 Land situated in the County

of Gwinnett in the State of GA
All that tract or parcel of land lying and being in Land Lot 107, 5th District, Gwin-Lot 107, 3th District, Gwill-nett County, Georgia, being Lot 58, Block A, Unit 2, Phase B, Huntington Falls, as per plat recorded in Plat Book 75, Page 70, Gwinnett County, Georgia, records, which plat is bereby referred which plat is hereby referred

to and made a part of this description.

Commonly known as: 1420 Bridle Path Dr, Lawrenceville, GA 30045-REPROVIDED SOLELY

POSES. MR/mac 5/2/23 Our file no. 23-11222GA -FT1 950-99165 04/05/2023, 04/12/2023, 04/26/2023. 04/19/2023,

FOR INFORMATIONAL PUR-

NOTICE OF SALE UNDER POWER GEORGIA, COUNTY GWINNETT

Under and by virtue of the Power of Sale contained in a Security Deed given by Shahin Dehghan to Mortgage Electronic Registration Systems, Inc., as grantee, as comings for Home Point Elinominee for Home Point Financial Corporation, its successors and assigns, dated June 13, 2018, recorded in Deed Book 55967, Page 263, Gwinnett County, Georgia Records, as last transferred to Home Point Financial Cor poration by assignment recorded in Deed Book 60465, Page 664, Gwinnett County, Georgia Records, conveying the after-de-scribed property to secure a Note in the original principal

amount of TWO HUNDRED NINETY-SIX THOUSAND FOUR HUNDRED AND 0/100

DOLLARS (\$296,400.00) with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash be-fore the courthouse door of Gwinnett County, Georgia, or at such place as may be law-fully designated as an alterat such place as may be law-fully designated as an alter-native, 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 HERETO

HEREOF
The debt secured by said
Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the 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.

as provided in the Security Deed and by law, including attorney 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 not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inan accurate survey and inspection of the property, any assessments. Jiens, encumspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an &quot,as-is&quot, basis without any representation. without any representation warranty or recourse against the above-named or the un-

Home Point Financial Corporation 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: Home Point Financial Corposition 0.726 (All Police) ration , 9726 Old Bailes Road, Suite 200, Fort Mill, SC 29707, 877-297-5484. 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 Shahin Dehghan and Parya Monjezi or

a tenant or tenants and said property is more commonly known as 235 Ridge Bluft Lane, Suwanee, Georgia 30024. 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 prohibitright and sale is not promised 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. Home Point Financial Cor-

poration as Attorney in Fact for Shahin Dehghan McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

18:33 Page 2
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A
All that tract or parcel of

land lying and being in Land Lot 150 of the -7th District, Gwinnett County, Georgia and being Lot 16; Block B of Peachtree Horizon, Unit I. as shown and designated on a platth t of Gwinnett County Georgia, to which plat reference is hereby made for amore complete and accurate description as to the metes, bounds and location of said

property. MR/jay 5/2/23

Our file no. 23-11241GA -FT18 950-99218 04/05/2023, 04/12/2023, 04/26/2023. 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 Walter R Pineda Gonzalez to Bank of America, N.A., dated October 27, 2006, recorded to the Power Research of the Power Research (1978). October 27, 2006, recorded in Deed Book 47185, Page 895, Gwinnett County, Georgian County, gia Records and as modified by that certain Loan Modifitation Agreement recorded in Deed Book 59791, Page 534, Gwinnett County, Georgia Records, as last transferred to Elizon Master Participation Trust LINE Real grant neurous, as last italians ferred to Elizon Master Participation Trust I, U.S. Bank Trust National Association, as Owner Trustee by assignment recorded in Deed Book 60491, Page 69, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FIFTY-ONE THOUSAND AND 0/100 DOLLARS (151,100.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such

County, Georgia, or at such 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
HERDETO AND MADE A DART

HERETO AND MADE A PART HEREOF
The debt secured by said
Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the 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 as provided in the Security Deed and by law, including attorney&#39: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 inan accurate survey and inspection of the property, any assessments. Iiens, encum-

without any representation warranty or recourse against the above-named or the undersigned.
Elizon Master Participation
Trust I, U.S. Bank Trust National Association, as Owner

Trustee is the holder of the Security Deed to the property in accordance with OCGA

spection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an &quot,as-is&quot, basis without any representation.