FORECLOSURE

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 Elec tronic Registration Systems, Inc., as grantee, as nominee for Wachovia Mortgage Corfor 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 52780 Page 796 Gwinnett County, Georgia records; as last transferred to or acquired by WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F, conveying the after-described property to secure a Note in the original principal amount of \$151105.00 with interest of \$151105.

principal amount of \$151,106.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court 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 Wednesday of said month), the folday of said month) the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 70 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA BEING LOT 27, BLOCK A, UNIT ONE, THE ARBORS AT CRESTVIEW, AS PER PLAT RECORDED IN PLAT BOOK 89, PAGE 105, GWINNETT COUNTY RECORD. REFER-FINCE TO SAID PLAT IS COUNTY RECURD. REFER-ENCE TO SAID PLAT IS HEREBY MADE FOR A COM-PLETE DESCRIPTION OF THE PROPERTY HEREIN DESCRIBED. SAID PROPER-TY IS IMPROVED PROPER-TY KNOWN AC 1905 ED. TY INDIPROVED PROPERTY
KNOWN AS 1835 ARBORWOOD DRIVE, ACCORDING 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, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of in-tent to collect attorneys fees having been given). Said property is commonly

known as 1835 Arborwood Drive, Grayson, GA 30017 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Carlton B. Russell, III or tenant or tenants

Carrington Mortgage Services, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. 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 required by law to negotiate, amend or modify the terms of the loan.

Said property will be sold said property will be sold subject to: (a) any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the prop erty whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing au thority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens èncumbrances, zoning ordi-nances. restrictions. nances, restrictions covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the least with the bald. tus of the loan with the holder of the Security Deed. Pur-suant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the sta tus of the loan as provided

immediately above.
WILMINGTON SAVINGS
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 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637. 2191-2686A

THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-NULL BE USED FOR THAT PURPOSE. 2191-2686A 950-98324 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 Robert L.
Williams, Sr. to Mortgage
Electronic Registration Systems, Inc., as grantee, as nominee for Congressional Bank, its successors and as Bank, its successors and as-signs dated 12/23/2016 and recorded in Deed Book 54825 Page 204 Gwinnett County, Georgia records; as 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 the after-described propert to secure a Note in the original nal principal amount of \$133,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash 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). He fol-

day of said month), the following described property: All that tract or parcel of

FORECLOSURE

land lying and being in Land Lot 26 of the 6th District, Gwinnett County, Georgia, being Lot 36, Block B, Unit One of Landing's East Sub-division, as per plat record-ed in Plat Book 28, Page 81; revised in Plat Book 38, Page 5, Gwinnett County, Georgia Records which Georgia Records, which recorded plat is incorporated herein and made a part here-of by reference. Subject Property Address;

Stupiect Property Address; 5037 Tarvaga Court, Stone Mountain, GA 30087 Parcel ID: R6026 191 The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failsible events of default, failsure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

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 undersigned, the party (or parties) in possession of the subject property is (are): Robert L. Williams, Sr. or tenant or

tenants. Carrington Mortgage Services, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. 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 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 payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority. recemption of any taxing aux-thority, (d) any matters which might be disclosed by an accurate survey and in spection of the property, and (e) any assessments, liens, encumbrances, zoning ordi-nances, restrictions, covenants, and matters of record superior to the Social

record superior to the Secu-rity Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankrupted under the J.S. Ballikrupt-cy Code; and (2) final confir-mation and audit of the sta-tus of the loan with the hold-er of the Security Deed. Pur-suant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confir

be provided until final confir-mation and audit of the sta-tus of the loan as provided immediately above. Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust I as agent and Attorney in Fact for Robert L.

in Fact for Robert L. Williams, Sr. Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637. 2191-2679A THIS LAW FIRM MAY BE ACTING AS A DERT COL-

ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-CULLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 2191-2679A 950-97584 03/29/2023, 04/05/2023 04/12/2023 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 ELIE G.
NEJEM to MORTGAGE
ELECTRONIC REGISTRA-TION SYSTEMS, INC., AS NOMINEE FOR CHOICE CAPITAL FUNDING INC. in CAPITAL FUNDING INC. in the original principal amount of \$189,000.00 dated December 21, 2006 and recorded in Deed Book 47441, Page 0267, Gwinnett County records, said Security Deed being last transferred to U.S. BANK NATIONAL ASSOCIATION, ASTRUSTEE FOR SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE TRUSTE MORTGAGE LOAN ASSET-MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SE-RIES 2007-BC2 in Deed Book 60155, Page 303, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on May 02, 2023, the property in said Security

Deed and described as fol-

Deed and described as follows:
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, FALCON CREEK SUBDIVISION,
AS PER PLAT RECORDED IN
PLAT BOOK 52, PAGES
231-233, GWINNETT COUNTY,
GEORGIA RECORDS,
WHICH PLAT IS HEREBY INCORPORATED HEREIN AND
MADE A PART HEREO'S
Said property being known

Said property being known s: 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).

The debt secured by said Security Deed has been and is hereby deplared due and is hereby declared due and payable because of, among other possible events of de-fault, failure to pay the in-debtedness 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 ex-penses of sale, including at-torneys fees (notice of intent to collect attorneys fees hav-

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 matters which might be disclosed by an accurate survey and inspection of the propand inspection of the prop erty: and (4) any assessments, liens, encumbrances zoning ordinances, restric-

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ters of record superior to the Security Deed first set out above

Said sale will be conducted 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 fol-

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 above individual of elitity and required by law to negotiate, amend, or modify the terms of the mortgage.

THIS LAW FIRM IS ACTING AS A DEBT COLLECT A ATTEMPTING TO COLLECT A DEBT ANY INFORMATION DEBT. ANY INFORMATION

DEBI. ANY INFORMATION
OBTAINED MAY BE USED
FOR THAT PURPOSE.
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTE
FOR SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE TRUST
HORDY AGE LOAM ACCEST WAITING AND RESIDENTIAL FINANCE TRUST
MORTGAGE LOAN ASSETBACKED CERTIFICATES,
SERIES 2007-BC2, as Attorney-in-fact for ELIE G. NEJEM

Robertson, Anschutz, Schneid, Crane & Drart-ners, PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-057347 –

950-98675 03/29/2023, 04/12/2023, 04/05/2023

04/19/2023, 04/26/2023. NOTICE OF SALE UNDER POWER GEORGIA. GWINNETT

GEORGIA, GWINNETT
COUNTY
Under and by virtue of the
Power of Sale contained in a
Security Deed given by Wallis 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 se-

Records, conveying the ăter-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, 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 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 HERETO

HEREOF
The debt secured by said
Security Deed has been and security beet mas been also seen as hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt and Security Deed. The debt remaining in default, this sale will be made for the

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

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 "ias-is"i basis without any representation

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

cessor by merger to Wa-chovia Bank, NA is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full au-Ine 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 peoditate amend or modi-

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 Wallis Allen and Estate of Wallis W Allen or a tenant or tenants and said property is more commonly known as **5789 Pine** Road, Doraville, Georgia 30340. Should a conflict arise between the property address and the legal de-scription the legal descrip-tion will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the balder of the search is dead. holder of the security deed. Wells Fargo Bank, N.A. successor by merger to Wachovia Bank, NA as Attorney

in Fact for Wallis Allen McCalla Raymer Leibert Pierce LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net

EXHIBIT A 16:45

16:45
Page 2
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 245 OF BEING IN LAND LOT 245 UP
THE 6" DISTRICT OF GWNNETT COUNTY, GEORGIA,
BEING LOT 27 IN BLOCK H
OF OAKHURST SUBDIVISION AS PER PLAT BY
WATTS AND BROWNING
ENGINEERS, DATED
MARCH 1949 AND
DECORDED IN PLAY BOOK MARCH 1949 AND RECORDED IN PLAT BOOK E, PAGE 017, GWINNETT COUNTY RECORDS, BEING MORE PARTICULARLY DE-SCRIBED AS FOLLOWS: BEGINNING AT A POINT MARKED BY AN IRON PIN 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
THENCE SOUTHEASTERLY
ALONG THE SOUTHWESTERLY
ALONG THE SOUTHWESTERLY
SIDE OF LOT 28 OF
SAID BLOCK ONE HUNDRED EIGHTY-EIGHT (188)
FEET TO AN IRON PIN;
THENCE SOUTHWESTER-

THENCE SOUTHWESTER-LY ALONG THE NORTH-

FORECLOSURE

OF SAID BLOCK EIGHTY (80) FEET TO AN IRON PIN; HÉNCE NORTHWESTERL\ ALONG THE NORTHEAST ALUNG THE NORTHEAST-ERLY SIDE OF LOT 26 OF SAID BLOCK TWO HUN-DRED TWO AND FIVE-TENTHS (202.5) FEET TO AN IRON PIN ON THE SOUTH-ROND FIN UN THE SUDITION THE SUDITION TO SUPERIOR THENCE NORTH-EASTERLY ALONG THE SOUTHEASTERLY SIDE OF PINE ROAD FORTY (40)
FEET TO THE POINT OF BE-BEING GINNING, PROVED PROPERTY KNOWN AS 5789 PINE

ROAD. KNOWN: 5789 PINE ROAD PARCEL: 6-245 -119 MR/ca 5/2/23 Our file no. 22-06141GA

FT5 950-99187 04/12/2023, 04/05/2023, 04/19/2023, 04/26/2023

NOTICE OF SALE UNDER **POWER** GEORGIA. GWINNETT

COUNTY
Under and by virtue of the
Power of Sale contained in a
Security Deed given by Olajuwon Meadows to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for HomeBridge Fi-nancial Services, Inc., its successors and assigns, dat-ed June 30, 2015, recorded in Deed Book 53694, Page 782, Gwinnett County, 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 certain Loan Modification Agreement recorded in Deed Book 55334, Page 118, Gwinnett County, Georgia Records, as last transferred to U.S. Bank National Assoto U.S. Bank National Asso ciation by assignment recorded in Deed Book 54197, Page 10, Gwinnett County, Georgia Records, conveying the after-de-

country deoligia recommender of the scribed property to secure a Note in the original principal amount of TWO HUNDRED EIGHTY-THREE THOUSAND FOUR HUNDRED THIRTY-SIX AND 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 courtdoor 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. 2023, the following de-scribed property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

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

and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to 0.C.G.A. § 13-1-11 having 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 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 "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 au-

Interest of the transformation of the mortization of the mortgage with the debtor is:
U.S. Bank National Association, 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.

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 be-tween the property address and the legal description the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.
U.S. BANK NATIONAL ASSOCIATION

as Attorney in Fact for Olajuwon Meadows McCalla Raymer Leibert

Pierce, LLC 16:23 Page 2 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, Georgia, and being Lot 80, Block A of The Del Mar Club at Harbins Subdivision as per plat recorded at Plat Book 131, Page 53-56, Gwinnett County, Georgia Records, which plat is incorporated herein and made a part hereof by reference. MR/ca 5/2/23 Our file no. 22-06923GA —

950-97853 03/29/2023. 04/05/2023 04/12/2023. 04/19/2023, 04/26/2023.

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Richard L Winstead and Cheryl C Felder AKA Cheryl Roberson Felder to Mortgage Electronic Registration
Systems, Inc., as grantee, as
nominee for Cardinal Financial Company, Limited Partnership, its successors and assigns, dated August 28, 2020, recorded in Deed Book 57821, Page 153, Gwinnett County, Georgia Records, as last transferred to Cardinal Financial Company Limited Pertection by ny, Limited Partnership by assignment recorded in Deed Book 59913, Page 74, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO

FORECLOSURE FORECLOSURE

HUNDRED EIGHTY-FOUR THOUSAND SEVEN HUN-DRED FORTY-SEVEN AND torneys fees (notice of intent to collect attorneys fees having been given). DOLLARS 0/100 DOLLARS (\$284,747.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for each before the country. for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alterna-tive, within the legal hours of sale on the first Tuesday in June, 2023, the following described property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A PART

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, a provided in the Security. 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 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 Securi-ty Deed first set out above. Said property will be sold on an "ias-is" basis without any representation without any representation, warranty or recourse against the above-named or the undersigned.

Cardinal Financial Compa-

ny, Limited Partnership is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full au-The entity trait has full are thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Cardinal Financial Company, Limited Partnership, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047, 8006694268. Note, however, that such

entity is now ever, 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 Richard L Winstead and Cheryl C Felder AKA Cheryl Roberson Felder or a tenant or tenants and said property is more commonly known as 1714 Lake Heights Circle, Dacu-la, Georgia 30019. Should a conflict arise between the property address and the le-

gal description the legal de-scription will control.

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

ny, Limited Partnership as Attorney in Fact for Richard L Winstead and Richard L Winstead and Cheryl C Felder AKA Cheryl Roberson Felder McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

18:40 Page 2 Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

COMMONLY KNOWN AS: Heights Circle, Dacula, GA 30019 TAX PARCEL ID/AP: R3001

304 All that tract or parcel of and lying and being in Land land lying and being in Land Lot 1 of the 3rd District, Duncan's GMD 1749, Gwinnett County, Georgia, being Lot 64, Block J, High being Lot 64, Block J, High Point Phase Two, Hamilton Mill - A Home Town (Phase 4), according to plat of sur-vey recorded in Plat Book 72, Page 222, Gwinnett County, Georgia Records, County, Georgia Records, which plat and the record thereof are incorporated herein by reference thereto.

Parcel ID: R3001-304

Commonly Known As: 1714 Lake Heights Circle, Dacula, Georgia 30019 MR/mac 6/6/23 Our file no. 22-07226GA – 7118 950-99220 04/12/2023,

04/19/2023. 04/26/2023, 05/10/2023, 05/03/2023 05/24/2023. 05/31/2023

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 CORY HERROD to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS INC., AS
NOMINEE FOR SECURITY
NATIONAL MORTGAGE
COMPANY in the original COMPANY in the original principal amount of \$303,403.00 dated June 1, 2021 and recorded in Deed Book 58800, Page 120, Gwinnett County records, said Security Deed being last transferred to PLANET HOME LENDING LLC in Deed Book 59802 Page 570. Deed Book 59892, Page 670, 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 local bours of within the legal hours of sale, on June 06, 2023, the

property in said Security Deed and described as fol-lows: ALL THAT TRACT OR PAR-ALL HAI HACT OR PAR-CEL OF LAND LYING AND BEING SITUATE IN LAND LOT 15, OF THE 6TH DIS-TRICT, GWINNETT COUNTY, GEORGIA, BEING LOT53, BLOCK A OF MADISON FARMS SUBDIVISION, UNIT ONE, AS SHOWN ON PLAT RECORDED IN PLAT BOOK PAGES 277 AND 278 93. PAGES 277 AND 278, AS REVISED IN PLAT BOOK 95, PAGES 160 AND 161, GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE FOR A MORE COMPLETE DESCRIPTION. Said property being known holder of the security deed. Freedom Mortgage Corporation

DESCRIPTION.
Said property being known
as: 3393 MADISON FARM
WAY SNELLVILLE, GA 30039
To the best of the undersigneds knowledge, the party or native in prospession. ty or parties in possession of said property is/are CORY HERROD 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 deother possible events of use fault, failure to pay the in-debtedness 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 less paying the same and all expenses of sale, including at-

950-98419

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 taxing authority; (3) any matters which might be dis-closed by an accurate survey and inspection of the prop-erty; and (4) any assessments, liens, encumbrances, zoning ordinances, restric-tions, covenants, and mat-ters of record superior to the Security Deed first set out

above. Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security 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-lows: Planet Home Lending, LLC 321 Research Parkway, Suite 303

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 mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.
PLANET HOME LENDING LLC, as Attorney-in-Fact for CORY HERROD Robertson, Anschutz, not required by law to nego-

Anschutz. Robertson, Schneid, Crane & Dry; Partners PLIC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097

Phone: 470.321.7112 Firm File No. 22-077359 – 950-99823 04/12/2023, 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023.

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 Mortgage 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 County, Georgia Records, as last transferred to Freedom

Mortgage Corporation by as-signment recorded in Deed Book 59503, Page 429, Gwinnett County, Georgia Records, conveying the after-described property to se-cure a Note in the original principal amount of TWO HUNDRED FORTY-EIGHT HUNDRED FORTY-EIGHT THOUSAND FOUR HUNDRED SEVENTEEN AND 0/100 DOLLARS (\$248,417.00), with interest thereon as set forth therein, there will be sold at public average to the highest

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 described property:

SEE EXHIBIT A ATTACHED

MERCETA AND MARKE A 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 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

attorneyx#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 in an 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, 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 unthe above-named or the un-dersigned.
Freedom Mortgage Corpo-ration is the holder of the Security Deed to the proper-ty in accordance with OCGA § 44-14-162.2.

without any representation,

§ 44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Freedom Mortgage Corporation, 10500 Kincaid Drive, Fishers JM 40023 955 600. Fishers, IN 46037, 855-690-5900. 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 Kenneth A Hoffmann and Jennifer M Hoffmann or a tenant or tenants 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 confirmation and audit of the status of the loan with the

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 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 RECORDEY
IN PLAT BOOK 102, PAGES
120-121, GWINNETT COUNTY
TY RECORDS, WHICH PLAT
IS HEREBY REFERRED TO
AND MADE A PART OF THIS
DESCRIPTION. DESCRIPTION

FORECLOSURE

MR/jay 5/2/23 Our file no. 22-07883GA -04/05/2023

04/19/2023. 04/26/2023 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Ash-ley Lee to Mortgage Elec-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, Revinnett County Georgia Gwinnett County, Georgia 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 resorts to the county of the co conveying the after-de-scribed property to secure a Note in the original principal amount of TWO HUNDRED FORTY-SEVEN THOUSAND TWO HUNDRED FIFTY-TWO AND 0/100 DOLLARS (\$247,252.00), with interest thereon as set forth therein, there will be sold at public outry to the highest bidder for each 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 sale on the first Tuesday in May, 2023, the following described property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A
PART HEREOF

PARI HEREOF
The debt secured by said
Security Deed has been and
is hereby declared due because of, amongother 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

for cash before the court-

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':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, zonling ordinances,

brances, zoning ordinances, practices, zolump 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 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: Primary Residential Mort-gage, 1895 S. Central St., Centennial Park, AZ 86201, 800-748-4424. 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 recording to the property in t 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 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. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the 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 Roswell, GA 30076

15:20 Page 2 www.foreclosurehotline.net EXHIBIT A All that tract or parcel of All that tract or parcel of land lying and being in Land Lot 333, 7th District, Gwinnett County, Georgia, being Lot 18, Block A of Windsor at Lanier Subdivision, Unit One, as per plat recorded in Plat Book 88, Page 186 Gwinnett County.

Page 166, Gwinnett County, Georgia Records, which plat is incorporated herein and made a part hereof by refer-MR/meh 5/2/23 Our file no. 22-09078GA - FT17 950-98250 04/05/2023,

04/05/2023, 04/19/2023, 04/12/2023, 04/26/2023. NOTICE OF SALE UNDER

POWER GWINNETT GEORGIA.

AS FOLLOWS:

TO FIND THE TRUE POINT
OF BEGINNING BEGIN AT A
POINT AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY OF COUNTY
Under and by virtue of the
Power of Sale contained in a Security Deed given by Kingkeo Inthirath to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for America's Wholesale Lender, its sucversions 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 tion Agreement recorded in Deed Book 46618, Page 401, Gwinnett County, Geor-gia Records, as last trans-ferred to The Bank of New York Mellon f/k/a The Bank of New York as successor Indenture trustee to JPMorgan Chase Bank, National Association for CWHEQ Re-volving Home Equity Loan Trust, Series 2006-F by assignment recorded in Deed Book 60475, Page 263, Gwinnett County, Georgia Records, conveying the af-Book 60475, Page 263, Gwinnett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original principal amount of TWEN-TY-THREE THOUSAND ONE HUNDRED SEVENTY-FIVE AND 0/100 DULIARS HUNDRED SEVENTY-FIVE AND 0/100 DOLLARS (\$23,175.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder outry 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 **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

FORECLOSURE manner provided in the Note and Security Deed. The debt 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'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 mightbe disclosed by an accurate survey and inspection of the property, any assessments, liens, encumassessments, 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 Kquot; assis-kquot; basis without any representation, warranty or recourse against the above-named or the undersigned. dersianed. The Bank of New York Mel-

Ine Bank of New York inel-lon f/k/a The Bank of New York as successor Indenture trustee to JPMorgan Chase Bank, National Association for CWHEQ Revolving Home Faulty, Loan Trust Spries Equity Loan Trust, Series 2006-F is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full au-

The entity that has full authority 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 Village, CO 80111, 800-306059.

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 Kingkeo Inthirath or a tenant or tenants and said property is more commonly known as 6148 Brookechase 6148 Brookechase Lane, Norcross, Georgia 30093. Should a conflict arise between the property

address and the legal address and the legal descrip-scription the legal descrip-tion will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. The Bank of New York Mel-Ion f/k/a The Bank of New

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 District, Gwinnett County, Georgia, being lot 36, block A, Laurelbrooke Subdivision, as Laurelbrooke Subdivision, as per plat recorded in Plat Book 100, Page 230, Gwinnett County records which plat is incorporated herein by reference.
Subject to that Security Deed from Kingkeo Inthirath to Mortgage Electronic Registration Systems, Inc., as grantee as prominee for

as grantee, as nominee for America's Wholesale Lender, its successors and assigns, recorded in Deed Book 46618, Page 369, Gwinnett County, Georgia

ecords. MR/chr 5/2/23 Our file no. 22-10440GA - FT2

04/05/2023,

04/12/2023 04/19/2023 04/26/2023 NOTICE OF FORECLOSURE COUNTY,

950-98270

SALE UNDER POWER
GWINNETT CO
GEORGIA Under and by virtue of the Power of Sale contained in a Power of Sale contained in a Security Deed given by Gib-son 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-de-scribed property to secure a Note in the original princi-Note in the original principal 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 for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on May 2, 2023, the following

described property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 297 OF BEING IN LAND LOT 297 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEOR-GIA CONTAINING 1.625 ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

ERLY RIGHT OF WAY OF 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 SAID WILL WAGES ROAD SOUTH 16 DEGREES 52 SOUTH 16 DEGREES 52 MINUTES 59 SECONDS EAST FOR A DISTANCE OF EAST FOR A DISTANCE OF 100.00 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 17 DEGREES 44 MINUTES 15 SECONDS 44 MINUTES 15 SECONDS
EAST FOR A DISTANCE OF
134.38 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 TANCE OF 223.00 FEET TO AN IRON PIN SET; THENCE AN IRON PIN SEI; HENCE SOUTH 31 DEGREES 47 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 302.00 FEET TO AN IRON PIN SET; THENCE SOUTH 68 DEGREES 48 MINUTES WEST FOR A DISTANCE OF 285.00 FEET TO AN IRON PIN SET ON THENORTH-EASTERLY RIGHT OF WAY OF SAID WILL WAGES OF SAID WILL WAGES ROAD; THENCE RUN ALONG ROAD; THENCE RUN ALONG SAID RIGHT OF WAY 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 DISTANCE OF 259.45 FEFT TO

TANCE OF 259.45 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE TRUE

FORECLOSURE

POINT OF BEGINNING 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 de-fault, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, in-cluding attorneys fees (no-tice of intent to collect attor-neys fees having been given).

The entity having full au-

thority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Truist Bank, successor by merger to SunTrust Bank they can be contacted at (800). be contacted at (800) 443-1032 for Loss Mitigation Dept, or by writing to 1001 Semmes Avenue, Richmond, Virginia 23224, to discuss possible alterna-tives 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 the account. disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrict covenants, and matters of record superior to the

Security Deed first set out above.

To the best knowledge and belief of the undersigned, belief of the undersigned, the party in possession of the property is Edith Kay Wages and Gibson H. Wages or tenant(s); and said property is more commonly known as 1654 Will Wages Paraula 6A 30nd E 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 by foreclosure. Truist Bank Bank. formerly Iruist Bank, formerly known as Branch Banking and Trust Company as Attor-ney in Fact for Gibson H. Wages and Edith K. Wages. Brock & Description of the 4360 Chamblee Dunwoody Road

Road Suite 310 Atlanta, GA 30341 404-789-2661 B&:S file no.: 23-04726 950-99685 04/05/2023

04/26/2023 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Pursuant to the power of

Pursuant to the power of sale contained in the Security Deed executed by LARRY ECLOVER to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS BENEFICIARY, AS NOMINEE FOR COUNTRYWIDE 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 in Deed Book 60441, Page 00104, Gwinnett County

00104, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door 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: as follows:

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BIENG IN LAND LOT 164 OF THE 61H 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
AND LOT CORNER OF

LAND LOT CORNER OF LAND LOTS 169, 170, 164, AND 163, THENCE ALOND THE LAND LOT 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 MORTHEASTER! 28 MINUTES EAST ALONG
THE NORTHEASTERLY
BOUNDARY LINE OF PROPERTY NOW OF FORMERLY
OWNED BY DRATON RAMMICK, 240.0 FEET TO AN
IRON PIN AND THE TRUE
POINT OF BEGINNING;
THENCE ALONG THE F BEGINNING; ALONG THE

THENCE ALONG THE NORTHEASTERLY BOUNDARY LINE OF PROPERTY NOW OF FORMERLY OWNED BY DRATON RAMMICK, SOUTH 31 DEGREES 28 MINUES EAST 218.0 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; THENCE SOUTH 58 DEGREES 28 MINUTES 10 AN IRON PIN; THENCE SOUTH 58 DEGREES 28 MINUTES WEST 200.0 FEET TO AN IRON PIN; THENCE SOUTH 58 DEGREES 28 MINUTES WEST 200.0 FEET TO AN IRON PIN THE MINUTES WEST 200.0 FEET TO AN IRON PIN AND THE TRUE POINT OF BEGINNING.
TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT TRACT OF PAR-CEL OF LAND LYING AND BEING IN LAND LOT 164 OF THE 6TH DISTRICT, GWIN-THE 61H DISTRICT, GWINNETT COUNTY, GEORGIA
AND BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS; BEGINNING AT A
POINT, SAID POINT BEING
LOCATED 247.6 FEET
WESTERLY FROM THE INTERSECTION FORMED BY
THE MORPHERIY BIGHT THE NORTHERLY RIGHT
OF WAY OF WILLIAMS
ROAD (HAVING AN 80-FOOT
RIGHT OF WAY) AND THE
EASTERLY LINE OF LAND EASIERLY LINE OF LAND
LOT 164; THENCE LEAVING
SAID RIGHT OF WAY
NORTH 25 DEGREES 12
MINUTES WEST 288.8 FEET
TO A POINT; THENCE
NORTH 8 DEGREES 5 MINUTES WEST 5.1 FEET TO A
POINT; THENCE MORTH 25 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
SECONDS WEST 169.9 FEET TO A POINT; THE SOUTH 59 DEGREES MINUTES 01 SECO SOUTH 59 DEGREES 57
MINUTES 01 SECONDS
WEST 110.3 FEET TO A
POINT: THENCE NORTH 31
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 IRON PIN FOUND; THENCE SOUTH 12 TO PROPERTY OF THE STATE OF THE STATE

SOUTH 31 DEGREES 35 MINUTES 16 SECONDS EAST 139.7 FEET TO A