

**FORECLOSURE**

POINT; THENCE NORTH 59 DEGREES 57 MINUTES 01 SECOND EAST 134.3 FEET TO A POINT; THENCE NORTH 75 DEGREES 25 MINUTES 25 SECONDS EAST 188.9 FEET TO A POINT; THENCE SOUTH 25 DEGREES 12 MINUTES EAST 200.0 FEET TO A POINT; THENCE SOUTH 08 DEGREES 05 MINUTES EAST 51.1 FEET TO A POINT; THENCE SOUTH 25 DEGREES 12 MINUTES EAST 202.8 FEET TO A POINT; THENCE ALONG THE NORTH SIDE OF WILLIAMS ROAD; THENCE ALONG SAID RIGHT OF WAY SOUTH 81 DEGREES 38 MINUTES EAST 48.0 FEET TO A POINT AND THE POINT OF BEGINNING BEING THE SAME PROPERTY AS SHOWN ON PLAT OF SURVEY PREPARED BY RAYNE ENGINEERING CO., DATED MARCH 6, 1989, BEING IMPROVED PROPERTY KNOWN AS 6049 WILLIAMS ROAD, NORCROSS, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA.

Said property being known as: **6049 WILLIAMS RD NORCROSS, GA 30093**

The undersigned, as grantor, hereby conveys to the party or parties in possession of said property is/are LARRY E CLOVER 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 paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees having been given).

Said property will be sold subject to the following: (1) 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 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. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed.

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

**PNC Mortgage**  
232 Newmark Drive  
Miami Springs, FL 45342  
800-367-9305

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.

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

**PNC BANK, NATIONAL ASSOCIATION,** as Attorney-in-Fact for **LARRY E CLOVER**  
Robertson, Anschutz, Schneid, Crane &amp; Partners, PLLC  
10700 Abbotts Bridge Road Suite 170  
Duluth, GA 30097  
Phone: 470.321.7112  
Firm File No. 23-098033 – DaG  
950-98265 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 BRIT-TAINY J. HOLLINS AND BEN L. MURPHY SR. AND BEN L. MURPHY SR. ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR HOME AMERICA MORTGAGE, INC. in the original principal amount of \$117,702.00 dated April 2, 2008 and recorded in Deed Book 48765, Page 318, Gwinnett County records, said Security Deed being last transferred to DEED FINANCE LP in Deed Book 54923, Page 442, 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 follows:

ALL THAT TRACT OR PARCEL OF LYING AND BEING IN LAND LOT 205 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 73, BLOCK A, UNIT FOUR, ASHLAND MANOR SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 57, PAGE 175, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY 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 undersigned's knowledge, the party or parties in possession of said property is/are BRIT-TAINY 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 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 having been given).

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

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

**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.

**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 TRUST FINANCIAL FUNDING, in the original principal amount of \$218,960.00 dated December 18, 2019 and recorded in Deed Book 57132, Page 290, Gwinnett County records, said Security Deed being last transferred to LAKEVIEW LOAN SERVICING, LLC in Deed Book 59439, Page 00190, 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

**FORECLOSURE**

and described as follows: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 80 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 8, BLOCK I, QUAIL RUN PHASE, UNIT FIVE, LAMANCHA, PER PLAT RECORDED IN PLAT BOOK 6, PAGE 120, GWINNETT COUNTY RECORDS, TO WHICH SAID PLAT REFERENCE IS MADE FOR A MORE PARTICULAR DELINEATION OF A METES, BOUNDS AND COURSES DESCRIPTION.

Said property being known as: **515 BIRCH LN LAWRENCEVILLE, GA 30044**

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are 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 paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees having been given).

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

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 ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

**STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER**

Pursuant to the power of sale contained in the Security Deed executed by ERIC B. 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 \$275,808.00 dated June 15, 2018 and recorded in Deed Book 55922, Page 983, Gwinnett County records, said Security Deed being last transferred to PLANET HOME LENDING, LLC in Deed Book 60264, Page 696, 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 follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 101 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 34, BLOCK C, CAMARON SPRINGS SUBDIVISION, UNIT ONE, AS PER PLAT 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 undersigned's knowledge, the party or parties in possession of said property is/are ERIC 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 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 attorneys fees (notice of intent to collect attorneys fees having been given).

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

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

**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.

**STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER**

Pursuant to the power of sale contained in the Security Deed executed by BRIT-TAINY J. HOLLINS AND BEN L. MURPHY SR. AND BEN L. MURPHY SR. ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR HOME AMERICA MORTGAGE, INC. in the original principal amount of \$117,702.00 dated April 2, 2008 and recorded in Deed Book 48765, Page 318, Gwinnett County records, said Security Deed being last transferred to DEED FINANCE LP in Deed Book 54923, Page 442, 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 follows:

ALL THAT TRACT OR PARCEL OF LYING AND BEING IN LAND LOT 205 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 73, BLOCK A, UNIT FOUR, ASHLAND MANOR SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 57, PAGE 175, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY 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 undersigned's knowledge, the party or parties in possession of said property is/are BRIT-TAINY 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 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 having been given).

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Meriden, CT 06450  
1-855-884-2250

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**STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER**

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**FORECLOSURE**

and described as follows: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 80 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 8, BLOCK I, QUAIL RUN PHASE, UNIT FIVE, LAMANCHA, PER PLAT RECORDED IN PLAT BOOK 6, PAGE 120, GWINNETT COUNTY RECORDS, TO WHICH SAID PLAT REFERENCE IS MADE FOR A MORE PARTICULAR DELINEATION OF A METES, BOUNDS AND COURSES DESCRIPTION.

Said property being known as: **515 BIRCH LN LAWRENCEVILLE, GA 30044**

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are 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 paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees having been given).

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

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

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ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 101 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 34, BLOCK C, CAMARON SPRINGS SUBDIVISION, UNIT ONE, AS PER PLAT 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 undersigned's knowledge, the party or parties in possession of said property is/are ERIC 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 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 attorneys fees (notice of intent to collect attorneys fees having been given).

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

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

**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.

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ALL THAT TRACT OR PARCEL OF LYING AND BEING IN LAND LOT 205 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 73, BLOCK A, UNIT FOUR, ASHLAND MANOR SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 57, PAGE 175, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY 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 undersigned's knowledge, the party or parties in possession of said property is/are BRIT-TAINY 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 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 having been given).

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

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

**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.

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**STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER**

Pursuant to the power of sale contained in the Security Deed executed by BRIT-TAINY J. HOLLINS AND BEN L. MURPHY SR. AND BEN L. MURPHY SR. ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR HOME AMERICA MORTGAGE, INC. in the original principal amount of \$117,702.00 dated April 2, 2008 and recorded in Deed Book 48765, Page 318, Gwinnett County records, said Security Deed being last transferred to DEED FINANCE LP in Deed Book 54923, Page 442, 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

**FORECLOSURE**

and described as follows: 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 TOWN-HOMES, AS PER PLAT RECORDED IN PLAT BOOK 38, PAGES 102-104, 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 OPTIMUM FINANCIAL SERVICES, LLC, ITS SUCCESSORS AND ASSIGNS, RECORDED SEPTEMBER 7, 2006, IN DEED BOOK 46985, PAGE 414, GWINNETT COUNTY, GEORGIA 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 5/23-10590GA – FT7

950-99205 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 Galdino Salazar Ramirez to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Broker Solutions, Inc. dba New 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 60462, Page 900, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED FIFTY-FIVE THOUSAND 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 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 possible events of default, failure to pay the indebtedness as 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 of intent to collect attorneys fees having been given).

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable), the right of redemption of 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, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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:

**McCalla Raymer Leibert Pierce, LLC**  
1544 Old Alabama Road  
Roswell, GA 30076  
www.foreclosurehotline.net

Page 2  
All that tract or parcel of land lying and being in Land Lot 93 of the 7th Land District, Gwinnett County, Georgia, being Lot 22, Block D, 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 Keeland Court Lawrenceville, Georgia, the present system of numbering houses in Gwinnett County, Georgia.

MR/jay 5/2/23

950-98530 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 Cheryl Byer to Mortgage Electronic Registration Systems, Inc., as nominee for Optimum Financial Services, LLC, its successors and assigns, dated August 31, 2020, recorded in Deed Book 46985, Page 436, Gwinnett County, Georgia Records, as last transferred to MEB Loan Trust VI, 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 Records, conveying the after-described property to secure a Note in the original principal amount of THIRTY-NINE THOUSAND SEVEN HUNDRED FIFTY AND 0/100 DOLLARS (\$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 other 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 possible events of default, failure to pay the indebtedness as 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 of intent to collect attorneys fees having been given).

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable), the right of redemption of 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, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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:

**McCalla Raymer Leibert Pierce, LLC**  
1544 Old Alabama Road  
Roswell, GA 30076  
www.foreclosurehotline.net

Page 2  
All that tract or parcel of land lying and being in Land Lot 93 of the 7th Land District, Gwinnett County, Georgia, being Lot 22, Block D, 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 Keeland Court Lawrenceville, Georgia, the present system of numbering houses in Gwinnett County, Georgia.

MR/jay 5/2/23

950-98530 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 Brian Faubion to Mortgage Investors Corporation, dated January 25, 1999, recorded in Deed Book 17693, Page 263, Gwinnett County, Georgia Records, as last transferred to Home Point Financial Corporation by assignment recorded in Deed Book 60465, Page 664, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED NINETY 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 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