POINT:

FORECLOSURE

DEGREES 57 MINUTES SECOND EAST 134.3 F MINUTES 25 SECONDS EAST 168.9 FEET TO POINT; THENCE TO A POINT; THE NORTH 74 DEGREES THENCE DEGREES 12 MINUTES EAST 200.0 FEET TO A POINT; THENOR 5 THENCE SOUTH 08 DEGREES 05 MINUTES
EAST 51.1 FEET TO A
POINT; THENCE SOUTH 25
DEGREES 12 MINUTES
EAST 262.8 FEET TO A EAST 262.8 FEET TO A
POINT LOCAED ON 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
RUPPE ENGINEERING CO.,
DATED MARCH 6, 1989, BE-DATED MARCH 6, 1989. BE-ING IMPROVED PROPERTY KNOWN AS 6049 WILLIAMS ROAD, NORCROSS, AC-CORDING TO THE PRESENT SYSTEM OF NUMBERING

COUNTY, GEORGIA. Said property being known as: 6049 WILLIAMS RD NORCROSS, GA 30093

ΪN

GWINNETT

To the best of the undersigneds knowledge, the party or parties in possession of said property is/are LAR-RY E CLOVER or tenant(s). The debt secured by said Security Deed has been and is hereby declared due and 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 made for the purpose paying the same and all expenses of sale, including attornevs 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) fi-nal 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-

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

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

mortgage.
THIS LAW FIRM IS ACTING IHIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. PNC BANK, NATIONAL AS-SOCIATION.

as Attorney-in-Fact to: LARRY E CLOVER
Chartson, Anschutz, Robertson, Anschutz, Schneid, Crane & Drat-ners, PLLC 10700 Abbotts Bridge Road

Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 23-098033 950-98265 04/05/2023

04/12/2023, 04/26/2023 04/19/2023,

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER

Pursuant to the power of sale contained in the Securi-Sale Contained in the Security
Deed executed by BRITTAINY J. HOLLINS AND BEN
L. MURPHY SR to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
AS NOMINEE FOR HOME
AMERICAN MORTFORE INC. AMERICA MORTGAGE, INC in the original principal amount of \$117,702.00 dat-ed April 2, 2008 and record-ed in Deed Book 48765, Page 318. Gwinnett County reords, said Security Deed being last transferred to SE-LENE 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 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 property in said Security Deed and described as fol-

lows: ALL THAT TRACT OR PAR-CEL OF LYING AND BEING IN LAND LOT 205 OF THE 5TH DISTRICT OF THE 5TH 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 GWINNETT COUNTY, GEOR-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 underto the best of the under-signeds knowledge, the par-ty 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 attachment and payable security provides the payable are also because of the payable p other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining default, this sale will made for the purpose 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 dis-

closed by an accurate survey and inspection of the property; and (4) any as-

sessmems, brances, zoning restrictions, ordinances, restrictions, covenants, and matters of record superior to the Secu-rity 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.

FORECLOSURE

nal confirmation and audit of the status of the loan with the holder of the Security

The name address 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:
Selene Finance LP
3501 Olympus Boulevard,
5th Floor, Suite 500
Dallas, TX 75019
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 COLLECTOR AT-TEMPTING TO COLLECT A 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 Anschutz, Robertson, Schneid, Crane & Dry Partners, PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097

Phone: 470.321.7112 Firm File No. 23-098083 -950-98537 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 Security Deed executed by ERIC B.
AARON AND BEVERLY K. AARON to MORTGAGE ELECTRONIC REGISTRA-ELECTRONIC REGISTRA-TION 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, 6 winnett County records, said Securi-ty Deed being last transty Deed being last transferred toPLANET HOME LENDING, LLC in Deed Book 60264, Page 696, Gwinnett County records, the undersigned will sell at public outstand the public by the public b cry to the highest bidder for cash, before the Courthouse cash, before the courtnoise 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 set follows:

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 3 OR THE 6TH DISTRICT, GWINNETT COUNTY, GEOR-GWINNETT COUNTY, GEOR-GIA, BEING LOT 34. BLOCK C, CAMARON SPRINGS SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 35, PAGE 93, GWINNETT COUNTY. GEOR-GIA RECORDS, BEING MORE COMMONLY KNOWN AS 4371 CAMARON WAY, SNELLVILLE, GA 30039 Said property being known

Said property being known as: 4371 CAMARON WAY SNELLVILLE, GA 30039

To the best of the undersigneds knowledge, the par-

ty 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 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 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-

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 disthe closed by an accurate survey and inspection of the property; 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

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

The name, address, telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as fol-Planet Home Lending, LLC 321 Research lows:

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 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 Robertson, Schneid, Crane & Dry: Part-

10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 23-098773 –

950-98423 04/05/2023

STATE OF GEORGIA COUNTY OF GWINNETT

NOTICE OF SALE UNDER PURSUANT to the power of sale contained in the Security Deed executed by WENDY CASTILLO DAVID to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, REGISTRATION SYSTEMS, INC., AS BENEFICIARY, ACTING SOLELY AS NOMINEE FOR BROKER SOLUTIONS, INC., DBA NEW AMERICAN 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 SERVIC-LLC in Deed Book D, Page 00190, Gwinnett County records, the un-dersigned will sell at public

outcry to the highest bidde

for cash, before the Court-house 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

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 80 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEOR-GWINNETT COUNTY, GEOR-GIA, BEING LOT 8, BLOCK I, QUAIL RUN PHASE, UNIT FIVE. LAMANCHA, PER PLAT RECORDED IN PLAT BOOK 6, PAGE 120, GWIN-NETT COUNTY RECORDS, TO WHICH SAID PLAT REF-ERENCE IS MADE FOR A MORE PARTICULAR DELIN-FATION. OF A METS

Ine 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

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

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 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 above.
Said sale will be conducted

subject to the following: (1) confirmation that the sale is

not prohibited under the U.S. Bankruptcy Code; and (2) fi-nal confirmation and audit of the status of the loan with

the holder of the Security

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-

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 modification to the control of t

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 & Dry Part-

ners, PLLC 10700 Abbotts Bridge Road

Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 23-101183 –

950-97254 03/22/2023, 04/05/2023, 04/12/2023, 04/19/2023, 04/26/2023.

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT

Under and by virtue of the Power of Sale contained in a Security Deed given by Cheryl Byer to Mortgage Electronic Registration Systems

tens, Inc., as grantee, as nominee for Opteum Finan-cial Services, LLC, its suc-cessors and assigns, dated August 31, 2006, recorded

in Deed Book 46985, Page 436, Gwinnett County, Geor-

gia Records, as last trans-ferred to MEB Loan Trust VI

U.S. Bank National Association, not in its individual ca-

pacity but solely as trustee by assignment recorded in

by assignment recorded in Deed Book 60372, Page 500, Gwinnett County, Georgia Records, conveying the af-ter-described property to secure a Note in the origi-

nal 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 court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative,

within the legal hours of sale on the first Tuesday in May, 2023, the following described property:

SEE EXHIBIT A ATTACHED

HERETO AND MADE A PART

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

sible events of default, fail-

sible events of default, fall-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 pur-suant to O.C.G.A. § 13-1-11 baying bean 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

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

ty Deed first set out above.

Śaid 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 accor-

dance with OCGA § 44-14-162.2.

The entity that has full authority to possible the second sec

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-

Note, however, that such

entity is not required by law to negotiate, amend or modi-fy the terms of the loan.

belief of the undersigned

the party in possession of the property is Cheryl Byer or a tenant or tenants and

To the best knowledge and

HEREOF

COUNTY

Deed.

30097. Should a conflict arise between the property address and the legal de-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. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the belder of the court in deel holder of the security deed.

MEB Loan Trust VI, U.S.
Bank National Association,
not in its individual capacity
but solely as trustee as Attorney in Fact for Cheryl EATION OF A METS, BOUNDS AND COURSES DESCRIPTION. Said property being known as: 515 BIRCH LN LAWRENCEVILLE, GA 30044
To the best of the under-

FORECLOSURE

said property is more com-monly known as 2650 Gad-sen Walk, Duluth, Georgia

signeds knowledge, the par-ty or parties in possession of said property is/are WENDY CASTILLO DAVID or McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 17:59 tenant(s).
The debt secured by said

17:59
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
RECORDED IN PLAT BOOK
98, PAGES 102-103, GWIN-HECOHDED 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

TRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR OPTEUM FINANCIAL FOR OPTEUM FINANCIAL SERVICES, LLC, ITS SUCCESSORS AND ASSIGNS, CESSORS RECORDED SEPTEMBER 7, 2006, IN DEED BOOK 46985, PAGE 414, GWINNETT COUNTY, GEORGIA RECORDS. GEORGIA

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 -04/05/2023 950-99205

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

POWER GEORGIA, COUNTY GWINNETT

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 cure ker 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 60462, Page 900, Gwinnett County, Georgia Records, conveying the after-deconveying the after-de-scribed property to secure a Note in the original principal amount of TWO HUNDRED FIFTY-FIVE THOUSAND TWO HUNDRED EIGHTY-FIVE AND 0/100 DOLLARS (\$255,285.00), with interest thereon will be cold at public

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, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

The debt secured by said Security Deed has been and is bereiv declared due be 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

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 not yet due and payable), the right of redemption of any 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 un-

dersigned. 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.

thority to negotiate, amend, and modify all terms of the mortgage with the debtor is. New American Funding, 11001 Lakeline Blvd, Suite 325, Austin, TX 78717, 800-992-5204 893-5304

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the

To the best knowledge and belief of the undersigned, the party in possession of

Roswell, Georgia 30076 www.foreclosurehotline.net 13:03 Page 2 EXHIBIT A

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,

FORECLOSURE

which plat is incorporated herein by reference and made a part hereof. MR/ca 5/2/23

Our file no. 23-11056GA -950-98816

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
Braulio Morales and Beatriz Perez to Mortlage Electronic Registration Systems, Inc., as grantee, as nominee for Primary Residential Mort-gage, Inc., its successors gage, filt., its Successory, 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 to Wells Fargo Bank, NA by sasignment recorded in Deed Book 52752, Page 838, Gwinnett County, Georgia 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 DOL-LARS (\$75,600.00), with in-terest thereon as set forth therein, there will be sold at public outcry to the highest

bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative designated as an alternative, withinthe 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 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

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. § 13-1-14 basis has been shaded.

11 having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but bet 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, encumassessments, lens, encum-brances, zoning ordinances, restrictions, covenants, and any 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, 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 § 44-14-162.2

The entity that has full au-The entity tinal 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 patible is not required by law entity is not required by law to negotiate, amend or modi-fy the terms of the loan. To the best knowledge and

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, Georgia 30043. Should a conflict arise between the property address and the legal de-

scription the legal descripscription 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 confirmation 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 McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076

www.foreclosurehotline.net EXHIBIT A 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 "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 be-ing improved property known as 1780 Keenland Court Lawrenceville, Geor-

NOTICE OF SALE UNDER

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 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 secure a Note in the original parameter of ONE

Principal amount of UNE
HUNDRED SEVENTEEN
THOUSAND FOUR HUNDRED SEVENTY AND 0/100
DOLLARS
(\$117,470.00), 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 Courts.

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 pos-

principal amount of ONE HUNDRED SEVEN

gia, 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 04/12/2023 04/19/2023,

GEORGIA,

COUNTY

The entity that has full au-

the property is Galdino Salazar Ramirez and Rosa E Chavez Revna or a tenant or tenants and said property is more commonly known as 5852 Williamsburg Dr, Nor-cross, Georgia 30093. cross, Georgia 30093. Should a conflict arise between the property address and the legal description the legal description will control.

The sale will be conducted while the confirmation 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. Broker Solutions Inc. dba New American Funding as

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

All that tract or parcel of

FORECLOSURE

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, 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 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, without any representation

without any representation, warranty or recourse against the above-named or the undersigned. The Bank of New York Mellon f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. fl/a JPMorgan Chase Bank, as Trustee for WAMU Mortgage Pass-Through Certificates, Series 2004-RP1 is the holder of the Security Deed to the property in ac-cordance 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: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Vil-lage, CO 80111, 800-306-6059. 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 more commonly known as more commonly known as 538 Bruce Way Southwest, Lilburn, Georgia 30047. Should a conflict arise be-tween the property address and the legal description will control. The sale will be conducted which (4) the confunction 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 helder of the security dead. holder of the security deed.

The Bank of New York Mellon 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 19:19 Page 2 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, GWINNETT COUNTY,

GEORGIA, BEING LOT 8, BLOCK 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 MB/Gbr 5/2/22

MR/chr 5/2/23 Our file no. 23-11215GA – FT7 950-99060 04/05/2023

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

COUNTY Under and by virtue of the

Power of Sale contained in a Security Deed given by Shahin Dehghan to Mort-gage Electronic Registration Systems, Inc., as grantee, as nominee 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 Corporation by assignment recorded in Deed Book 60465, Page 664, Gwinnett County, Georgia Records, conveying the after-denominee for Home Point Ficonveying 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 before the courtbouse door of the things of the courtbouse door of the things fore the courthouse door of

Gwinnett County Georgia or GWINNET 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 be-cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the GWINNETT 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 Pood and by law including 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 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, without any representation warranty or recourse against

recorded on August 12, 2021 in Deed Book 59060, the above-named or the un-2021 in Deed Book 59060, Page 00657, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Three Hundred Nineteen Thousand One Hundred Thirteen and 00/100 dollars Home Point Financial Corporation is the holder of the Security Deed to the property in accordance with OCGA 44-14-162.2 § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is:

Home Point Financial Corpo-00/100 dollars (\$319,113.00) with interest ration , 9726 Old Bailes Road, Suite 200, Fort Mill, SC 29707, 877-297-5484. Note, however, that such entity is not required by law thereon as provided therein, as last transferred to **Penny**-

to negotiate, amend or modify the terms of the loan

To the best knowledge and

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the party in possession of the property is Shahin De-hghan and Parya Monjezi or a tenant or tenants and said property is more commonly known as 235 Ridge Bluff 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 white (1) the activation. not limited to the following described property. All that tract or parcel of land lying and being in Land Lot 16 of the 6th District of Gwinnett County, Georgia, being Lot 14, Block A, Pine Ridge of Madison Farms (fka Piney Ridge), as per plat thereof recorded in Plat Book 100, Pages 253 and 254, Gwinnett County Records, which plat is incorporated herein 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 bolder of the security deed holder of the security deed. Home Point Financial Cor-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 1, as shown and designated on a platth t of Gwinnett County, Georgia, to which plat reference is hereby made for a more 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, 04/19/2023, 04/12/2023. 04/26/2023.

TS # 2022-04330 Notice Of Sale

The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is Penny-Mac Loan Services, LLC, 3043 Townsgate Rd, Westlake Village, CA 91361. Said property will be sold on an as-is basis without any representation, warranty or recourse against the abovenamed or the undersigned. The sale will also be subject Under Power
Georgia, Gwinnett County
Under and by virtue of the
Power of Sale contained in
that certain Security Deed The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by that certain Security Deed given by Gardy Arthur and Domanie Saint-Cyr, husband and wife to Mortgage Electronic Registration Systems, Inc., as Grantor as nominee for Fairway Independent Mortgage Corporation D/B/A Morthpoint Mortgage, a corporation, its successors and assigns, Inc., dated 6/29/2018, and recorded on 7/3/2018, in Deed Book 55985, Page 0643, Gwinnett County, Georgia records, as last assigned to Freedom Mortgage Corporation by assignan accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of assessments, y the fight of redemption of any taxing au-thority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, wights of way, and early other rights-of-way and any other gage Corporation by assignment recorded on 8/8/2022 in Deed Book 60131, Page 00185, conveying the after-described property to secure a Note in the original principal amount of \$132,554.00, with interest thereon as promatters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Donika Colene Baker, ONeil Burton and or tenant(s). The sale will be conducted subwith interest thereon as provided for therein, there will sale will be conducted subject to 1) confirmation that
the sale is not prohibited under the U.S. Bankruptcy
code and 2) final confirmation and audit of the status
of the loan with the holder of
the Security Deed. PennyMac Loan Services, LLC as
Attorney-in-Pact for Donika 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 5/2/2023, the following described property: All That Tract Or Parcel Of Land Lying And Being In Land Lot 346 Of The 4th District, County, Georgia Attorney-in-Fact for Donika 346 Of the 4th District, Gwinnett County, Georgia, Being Lot 48 And Part Of Lot 47, Block 24, Norris Lake Shores Subdivision, Section Five, As Per Plat Recorded In Plat Book 38, Page 14B, Gwinnett County, Georgia Colene Baker Contact: Pad-Colene Baker Contact: Pad-gett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 Ad Run Dates: 04/05/23; 04/12/23;

04/05/23; 04/19/23; 04/26/23 In Plat Book 38, Page 14B, Gwinnett County, Georgia Records, Which Recorded Plat Is Incorporated Herein By Reference And Made A Part Of This Description. Said property is commonly known as 4348 Bradley Dr Snellville, GA 30039 The indebtedness secured by said Security Deed has been and is hereby declared due be-950 96756 4/5,12/19,26, 2023 **Notice of Sale** Under Power Georgia,
GWINNETT County
Under and by virtue of the
Power of Sale contained in a
Deed to Secure Debt given
by GINETTE BEAUVAIS and is hereby declared due be-cause of, among other pos-sible events of default, fail-JEAN BEAUVAIS at Mort-gage Electronic Registration Systems, Inc. as nominee for COUNTRYWIDE HOME LOANS, INC., dated June 1, 2005, and recorded in Deed sible events of detault, and 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 Book 43067, Page 2, GWIN-NETT County, Georgia records, and last assigned to The Bank of New York Melpurpose of paying the same and all expenses of the sale, as provided in the Security Ion F/K/A The Bank of New Deed and by law, including attorneys' fees (notice of intent to collect attorneys' fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although the control of the loan (although). Inc., Asset-Backed

cates, Series 2005-7 in Book 58626, Page 00205, conveying the after-deconveying the after-de-scribed property to secure a Note of even date in the origferms of the Ioan (although not required by law to do so) is: Freedom Mortgage Corporation, Attention: Loss Mitigation Department, 10500 Kincaid Drive Fishers, IN 46037, Telephone No.: 855-690-5900. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend, or modify the terms of the security instrument. Said propinal principal amount of \$228,152.00, with interest at the rate specified therein, the rate specified therein, there will be sold by the un-dersigned at public outcry to the highest bidder for cash before the Courthouse door of GWINNETT County, Georgia, within the legal hours of gia, within the legal nours of sale on the first Tuesday in May, 2023, to wit: May 2, 2023, the following de-scribed property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN curity instrument. Said property will be sold subject to any outstanding ad valorent axes (including taxes which are a lien, whether or not now due and payable), any matters which might be dis-LAND LYING AND BEING IN
LAND LOT 182 OF THE 5TH
DISTRICT, GWINNETT
COUNTY, GEORGIA, BEING
LOT 154, BLOCK A, UNIT
TWO OF RIDGEVIEW SUBDIVISION, AS PER PLAT
THEREOF RECORDED IN
PLAT BOOK 104 matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordi nances, restrictions, covenants, and any other

PLAT BOOK 104, PAGES 167 AND 168, AS REVISED IN PLAT BOOK 105, PAGES 272 AND 273, GWINNETT matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the COUNTY, RECORDS, WHICH in possession of the property is (are) Gardy Arthur or tenant(s) or other occupants. The sale will be conducted subject to (1) confirmation that the sale is not RECORDED PLAT IS INCOR-PORATED HEREIN BY REF-ERENCE AND MADE A PART OF THIS DESCRIPTION. The debt secured by said Deed to Secure Debt has been and is hereby declared due be-cause of, among other pos-sible events of default, failprohibited under the U.S.
Bankruptcy Code, (2) final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) any right of redemption or other lien not extinuished by foresclosure. The ure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. The debt remaining in de-fault, this sale will be made guished by foreclosure. The sale is conducted on behalf of the secured creditor un-der the power of sale grantfor the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect ated in the aforementioned security instrument, specifical-ly being Freedom Mortgage (notice of intent to collect attorneys fees having been given). Said property is commonly known as 604 SI-MONTON OAK LN LAWRENCEVILLE, GA 30045, together with all fixures and personal property attached to and constituting a part of said property. To the best knowledge and bery being Freedom Mortgage Corporation as Attorney in Fact for Gardy Arthur. Nestor Services, LLC, 2850 Redhill Ave, Suite 240, Santa Ana, CA 92705, (888) 403-4115, TS # 2022-04330 For sale information, vis a part of said property. To the best knowledge and be-lief of the undersigned, the com/sales-information call (888) 902-3989.

950-99692 4/5,12,19,26,2023

public outcry to the highest bidder for cash before the

lief of the undersigned, the party (or parties) in possession of the subject property is (are): GINETTE BEAU-VAIS, JEAN BEAUVAIS or tenant or tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the prop-NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF GWINNETT By virtue of a Power of Sale contained in that certain Se-curity Deed from **Donika Co**lene Baker to Mortgage Electronic Registration Sys-tems, Inc. as nominee for NFM, Inc. dba NFM Lending, dated July 16, 2021 and and inspection of the prop erty, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; (2) O.C.G.A. Section 9-13- 172.1; and (3) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain proce-Mac Loan Services, LLC recorded in Deed Book 60106, Page 00787, afore-said records, will be sold at

allows for certain procedures regarding the rescis-

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County, Georgia, or at such place as has or may be law-

fully designated as an alter-

native location, within the le-

gal hours of sale on the first Tuesday in May, 2023, all property described in said Security Deed including but

not limited to the following

plat is incorporated herein

by reference. Also Know By

Street and Number: 3768
White Pine Road, SnelIville, GA 30039 Said prop-

erty may more commonly be known as 3768 White Pine Road. Snellville. GA 30039.

Hoad, Shellville, GA 30039.
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-

payment of the monthly installments on said loan. The debt remaining in default,

this sale will be made for the

purpose of paying the same and all expenses of this sale,

and all expenses of this sale, including attorneys fees (notice of intent to collect attorneys fees having been given). Case #: 23-001909-1
The individual or entity that

cial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be pro-vided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate amend and modify all terms the mortgage with the of the morgage with the debtor is: Carrington Mortgage Services, LLC Attention: Loss Mitigation Department 1600 South Douglass Road. Suites 100 & Department 1600 & Department ing notwithstanding, nothing in OC.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend or modi fy the terms of the Deed to Secure Debt described herein. This sale is conducted on behalf of the secured credi-tor under the power of sale granted in the aforementioned security instrument tioned security instrument, specifically being The Bank of New York Mellon, F/K/A The Bank of New York as trustee for registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2005–7 as attorney in fact for GINETTE BEAUVAIS and IEAN IDEALWAIS. Bedrager GINETTE BEAUVAIS and JEAN BEAUVAIS Parkway Law Group, LLC 1755 North Brown Road Suite 150 Lawrenceville, GA 30043 404.719.5155 APRIL 5, 12, 19. 26, 2023 22-0259 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE 950 99578 4/5,12,19,26, 2023

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

UNDER PUWER
Because of a default under
the terms of the Security
Deed executed by Tracey E.
Brown to Argent Mortgage
Company, LLC dated April
25, 2005, and recorded in
Deed Book 42709, Page 35,
Gwinnett County, Berords Gwinnett County Records said Security Deed having been last sold, assigned, transferred and conveyed to Deutsche Bank National Trust Company, as Trustee for MERRILL LYNCH MORT-GAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SE-RIES 2005-AR1, securing a Note in the original principal amount of \$318,000.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the expectation. secured has declared the en tire amount of said indebted ness due and pavable and pursuant to the power of sale contained in said Deed, will on the first Tuesday, May 2, 2023, during the lemay 2, 2025, duffing the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCET OF LAND REING OF LAND LYING AND BEING IN LAND LING AIND BEING IN LAND LOT 120 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 3, BLOCK A OF COPPER RIDGE FKA HILLSIDE DRIVE TRACT SUBDIVISION, SAID PLAT BEING RECORDED AT PLAT BOOK 107, PAGE 67-68, GWINNETT COUNTY, GEORGIA RECORDS, WHICH SAID PLAT IS IN-CORPORATED AND MADE A PART HEREOF BY REFER-

PART HEREOF BY REFER-ENCE. Said property is known as 1515 Juneau Way, Grayson, GA 30017, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said proper-ty will be sold subject to any utstanding ad valorem tayoutstanding ad valorem tax-es (including taxes which are a lien whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by Certifian accurate survey and in an accurate survey and in-spection of the property, any assessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebt-edness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Tracey E. Brown and Tracey E. Brown, successor in inter es brown, successor in mine-est or tenant(s). Deutsche Bank National Trust Compa-ny, as Trustee for MERRILL LYNCH MORTGAGE IN-VESTORS TRUST, MORT-GAGE LOAN ASSET-BACKED CERTIFICATES, SERIES
2005-AR1 as Attorney-in-Fact for Tracey E. Brown File
no. 18-068337 LOGS LEGAL
GROUP LLP* Attorneys and GROUP LLF Attorno, Counselors at Law 211 Perimeter Center Parkway, 120 Atlanta, GA N.E., Suite 130 Atlanta, 30346 (770) 220-2535/ https://www.logs.com/ LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY IN-FORMATION WILL BE USED FOR THAT PURPOSE.

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Because of a default under the terms of the Security

4/5.12.19.26.2023

Deed executed by Darlene M. Carter and Ellery E. Carter and Gregory Maddox to Home123 Corporation dated March 24, 2006, and recorded in Deed Book 46389, Page 336, Gwinnett County Records, said Secu rity Deed having been last sold, assigned, transferred and conveyed to Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage for Carrington Mortgage Loan Trust Series 2006-NC2 Asset-Backed Pass-Through Certificates, securing a Note in the original principal amount of \$153,000.00, the holder thereof pursuant to said Deed and Note thereby ness due and payable and pursuant to the power of sale contained in said Deed, will on the first Tuesday, May 2, 2023, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 1587TH DISTRICT. sale contained in said Deed IN THE 1587TH DISTRICT, GM, STATE OF GEORGIA COUNTY OF GWINNETT EN COMPASSING 2.18 A AND BEING MORE PA ULARLY DESCRIBED ULARLY DESCRIBED AND DELINEATED ACCORDING TO A PLAT AND SURVEY PREPARED BY W.T. DUNA-