**FORECLOSURE** 

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, encuments, and inspection of the property any assessments, liens, encuments, according artificances.

brances, zoning ordinances,

prances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without appropriate in the security of the sec

an Aquot, as-issaquot, usas without any representation, warranty or recourse against the above-named or the undersigned.

MEB Loan Trust VI, U.S. Bank National Association, act in its individual capacity.

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-

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 Vijection of the state of t

lage, CO 80111, 800-306-6059.

entity is not required by law

to negotiate, amend or modi-

said property is more com-monly known as 2650 Gad-

cy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. MEB Loan Trust VI, U.S.

Bank National Association

not in its individual capacity

but solely as trustee as At-torney in Fact for Cheryl

Byer McCalla Raymer Leibert

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

HARLESION ROW LOWN-HOMES, AS PER PLAT RECORDED IN PLAT BOOK 98, PAGES 102-103, GWIN-NETT COUNTY RECORDS, SAID PLAT BEING INCOR-PORATED HEREIN BY REF-PERMOET PLEEDETNO.

REPORT THE SECU-SUBJECT TO THAT SECU-RITY DEED FROM CHERYL BYER TO MORTGAGE ELEC-

INUNIC REGISTRATION INC

GRANTEE, AS NOMINEE FOR OPTEUM FINANCIAL SERVICES, LLC, ITS SUC-CESSORS AND ASSIGNS, RECORDED SEPTEMBER 7,

2006, IN DEED BOOK 46985 PAGE 414. GWINNETT

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 –

NOTICE OF SALE UNDER

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 suc-

American Funding, its Suc-cessors and assigns, dated August 31, 2020, recorded in Deed Book 57904, Page 74, Gwinnett County, Geor-gia Records, as last trans-ferred to Broker Solutions Inc. dba New American Funding by assignment

Funding by assignment recorded in Deed Book 60462, Page 900, Gwinnett County, Georgia Records, conveying the after-de-

scribed property to secure a

scribed property to secure a Mote 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 as set forth therein, there will be cold at the public security.

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 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 proper-

SEE EXHIBIT A ATTACHED

HERETO AND MADE A PART HEREOF The debt secured by said

Security Deed has been and

is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the

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

as provided in the Security 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

**GWINNETT** 

04/19/2023.

GWINNETT

GEORGIA

414,

PAGE 4 COUNTY, RECORDS.

950-99205

04/12/2023

04/26/2023

POWER GEORGIA.

Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076

Page 2

fy the terms of the loan.

### **FORECLOSURE**

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 concy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Freedom Mortgage Corpo-

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

Page 2 EXHIBIT A EXĂIBIT A
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 284,
6TH DISTRICT, GWINNETT
COUNTY, GEORGIA, BEING
LOT 7, GREENWOOD
TOWNHOME COMMUNITY,
AS PER PLAT RECORDED
IN PLAT BOOK 102, PAGES
120-121, GWINNETT COUNTY RECORDS, WHICH PLAT
IS HEREBY REFERRED TO IS HEREBY REFERRED TO AND MADE A PART OF THIS

DESCRIPTION.
MR/jay 5/2/23
Our file no. 22-07883GA — 950-98419 04/05/2023 04/19/2023,

NOTICE OF SALE UNDER GEORGIA.

GWINNETT COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Ash-ley Lee to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nominee for Primary Residential Mortgage, Inc., its succes-sors and assigns, dated July 23, 2021, recorded in Deed sors and assigns, dated July 23, 2021, recorded in Deed Book 59001, Page 607, 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-deconveying the after-de-scribed property to secure a Note in the original principal amount of TWO HUNDRED FORTY-SEVEN THOUSAND TWO HUNDRED FIFTY-TWO 0/100 DOLLARS AND 0/100 DOLLARS (\$247,252.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the 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 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, amongother possi-ble 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&#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

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, 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 &quot:as-is&quot: basis without any representation, warranty or recourse against the above-named or the undersigned.

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

entity is not required by law to negotiate, amend or modi-fy the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is Ashley Lee or a tenant or tenants and said property is more commonly known as 5965 Lake Windsor Pkwy, Buford, Georgia 30518. 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. Bankruptcy 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 parcer of land lying and being in Land Lot 333, 7th District, Gwin-nett County, Georgia, being Lot 18, Block A of Windsor at Lanier Subdivi-sion, Unit One, as per plat recorded in Plat Book 88

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

NOTICE OF SALE UNDER POWER GEORGIA, COUNTY Under and by virtue of the

GWINNETT 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 sucwhitesale Leftder, its successors and assigns, dated April 10, 2006, recorded in Deed Book 46618, Page 389, Gwinnett County, Georgia Records and as modified by that cartain Lean Modifies that certain Loan Modifica tion Agreement recorded in Deed Book 46618. Page Deed Book 46618, Page 401, Gwinnett County, Georgia Records, as last transferred to The Bank of New York Mellon 1/4/2 The Bew York Mellon f/k/a The Bank of New York as successor Indenture trustee to JPMor-

#### **FORECLOSURE**

gan Chase Bank, National Association for CWHEQ Re-volving Home Equity Loan Trust, Series 2006-F by as-signment recorded in Deed Book 60475, Page 263, Gwinnett County, Georgia Records, conveying the af-Records, conveying the after-described property to secure a Note in the original principal amount of TWEN-TY-THREE THOUSAND ONE HUNDRED SEVENTY-FIVE AND 0/100 DOLLARS (\$23,175.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett Country, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale 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 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 bed 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

taxes which are a lien, but 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, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Securithose 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.

The Bank of New York Mellon f/k/a The Bank of New York as successor Indenture trustee to JPMorgan Chase Bank, National Association uustee to JPMorgan Chase Bank, National Association for CWHEQ Revolving Home Equity Loan Trust, Series 2006-F is the holder of the Security Deed to the proper-ty 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: Specialized Loan Servicing LLC, 6200 S. Quebec St. Suite 300, Greenwood Village, CO 80111, 800-306-6059

entity is not required by law to negotiate, amend or modito regulate, amend of mour-fy 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 ten-

ants and said property is more commonly known as 6148 Brookechase Lane, Norcross, Georgia 30093. Should a conflict arise between the property

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

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the

holder of the security deed. The Bank of New York Mellon f/k/a The Bank of New York as successor Indenture trustee to JPMorgan Chase Bank, National Association Bank, National Association for CWHEQ Revolving Home Equity Loan Trust, Series 2006-F as Attorney in Fact

for 18:41 Page 2

Kingkeo Inthirath McCalla Raymer Leibert

Pierce, LC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A
ALL THAT TRACT or parcel of land lying and being in trict, Gwinnett County, Georgia, being lot 36, block A, Laurelbrooke Subdivision, as per plat recorded in Plat

per plat recorded in Plat Book 100, Page 230, Gwin-nett County records which plat is incorporated herein by reference. Subject to that Security Deed from Kingkeo Inthirath to Mortgage Electronic Reg-istration Systems, Inc., as grantee, as nominee for America's Wholesale Lender. its successors and Lender, its successors and assigns, recorded in Deed 46618, Page 369, ett County, Georgia

Gwinnett County, Georgia records. MR/chr 5/2/23 Our file no. 22-10440GA – 950-98270 04/05/2023.

04/19/2023. 04/26/2023. NOTICE OF FORECLOSURE

SALE UNDER POWER
GWINNETT COUNTY,
GEORGIA

GEORGIA
Under and by virtue of the Power of Sale contained in a Security Deed given by Gibson H. Wages and Edith K. Wages to Branch Banking and Trust Company, dated September 23, 2011, and recorded in Deed Book 50919, Page 48, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original princi-Note in the original princi-pal amount of Sixty-Seven Thousand and 0/100 dollars (\$67,000.00), with interest thereon as set forth therein, there will be sold at public outery to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, within the legal hours of sale on May 2, 2023, the following

described property: ALL THAT TRACT OR PAR-ALL HAI I HACT OR PAR-CEL OF LAND LYING AND 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:

AS FOLLOWS:
TO FIND THE TRUE POINT
OF BEGINNING BEGIN AT A POINT AT THE INTERSECTION OF THE NORTHEAST-ERLY RIGHT OF WAY OF 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 RUY ALONG THE NORTHEAST-ERLY RIGHT OF WAY OF SAID WILL WAGES ROAD SOUTH 16 DEGREES 52 MINUTES 59 SECONDS MINUTES 59 SECONDS EAST FOR A DISTANCE OF 100.00 FEET TO A POINT; THENCE CONTINUING THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 17 DEGREES 44 MINUTES 15 SECONDS

### **FORECLOSURE**

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; THENCE FROM THE TRUE POINT OF BEGINNING; THENCE STABLISHED AND LEAVING SAID RIGHT OF WAY NORTH 59 DEGES 06 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 223.00 FEET TO AN IRON PIN SET; THENCE SOUTH 31 DEGREES 47 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 302.00 FEET TO AN IRON PIN SET; THENCE SOUTH 68 DEGREES 48 MINUTES 22 WEST FOR A DISTANCE OF 302.00 FEET TO AN IRON PIN SET; THENCE SOUTH 68 DEGREES 48 MINUTES 22 WEST FOR A DISTANCE OF 355.00 FEET TO AN IRON PIN SET ON THENORTH-EASTERLY RIGHT OF WAY OF SAID WILL WAGES ROAD; THENCE RUN ALONG WAY OF SAID WILL WAGES
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 FEET TO TANCE OF 259.45 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE TRUE POINT OF BEGINNING.
The debt secured by said Contrib Deed has been and

Security Deed has been and is hereby declared due be-cause of, among other possible events of default, failure to pay the indebted-ness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in de-fault, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

The entity having full au-The entity having full authority to negotiate, amendor 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) 443-1032 for Loss Mitigation Dept, or by writing to 1001 Semmes Avenue, Richmond, Virginia 23224, to discuss possible alterna-

nicimionid, viginia 23224, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out

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

RNOWN as 1654 WIII Wages Rd, Dacula, GA 30019.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the lean with the holder of of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure. Truist Banl formerly Bank.

known as Branch Banking and Trust Company as Attor-ney in Fact for Gibson H. Wages and Edith K. Wages. Brock & Dunwoody

Road Suite 310 Atlanta, GA 30341 404-789-2661 950-99685 04/05/2023 04/12/2023 04/19/2023

04/26/2023 STATE OF CE COUNTY OF GWINNETT NOTICE OF SALE UNDER **POWER** 

PURSUANT to the power of sale contained in the Security Deed executed by LARRY ECLOVER to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS BENEFICIARY, AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC. in the original principal amount of \$148,000.00 dated May 6, 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: Security Deed and described as follows:
ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BIENG IN LAND LOT 164 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA CONTAINING 1.00 ACRE AND BEING MORE PAR-

AND BEING MORE PAR-TICULARLY DESCRIBED AS FOLLOWS: TO FIND THE TRUE POINT OF BEGIN-NING, BEING AT A POINT LOCATED AS THE COMMON LAND LOT CORNER OF LAND LOTS 169, 170, 164, AND 163, THENCE ALOND THE LAND LOT LINE DIVIDING LAND LOTS 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 26 MINUTES EAST ALUND
THE NORTHEASTERLY
BOUNDARY LINE OF PROPERTY NOW OF FORMERLY
OWNED BY DRATON RAMMICK, 240.0 FEET TO AN
IRON PIN AND THE TRUE
BOINT OF REGINNING: POINT OF BEGINNING; THENCE ALONG THE NORTHEASTERLY BOUND-ARY LINE OF PROPERTY NOW OF FORMED! NOW OF FORMERLY OWNED BY DRATON RAM-MICK, 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
TO AN IRON PIN; THENCE SOUTH 58 DEGREES 28 MINUTES WEST 200.0 FEET TO AN IRON PIN AND THE TRUE POINT OF BEGIN-NING.
TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS BEING MORE PARTICUL ARLY DE-SCRIBED AS FOLLOWS:
ALL THAT TRACT OF PARCEL OF LAND LYING AND BEING IN LAND LOT 164 OF THE 6TH DISTRICT, GWIN-

NETT COUNTY, GEORGIA AND BEING MORE PARTIC-ULARLY DESCRIBED AS FOLLOWS; BEGINNING AT A

POINT, SAID POINT BEING LOCATED 247.6 FEET

LOCATED 247.6 FEET WESTERLY FROM THE IN-

### **FORECLOSURE**

TERSECTION FORMED BY THE NORTHERLY RIGHT OF WAY OF WILLIAMS ROAD (HAVING AN 80-FOOT RIGHT OF WAY) AND THE EASTERLY LINE OF LAND LOT 164; THENCE LEAVING SAID RIGHT OF WAY NORTH 25 DEGREES 12 MINUTES WEST 288.8 FEET TO A POINT: THENCE MINUTES WEST 288.8 FEB.CE
NORTH 8 DEGREES 5 MINUTES WEST 51.1 FEET TO A
POINT; THENCE NORTH 25
DEGREES 12 MINUTES
WEST 230.2 FEET TO A
POINT; THENCE SOUTH 65
POINT; THENCE SOUTH 67
POINT; THENCE SOUTH 67 POINT; HENCE SOUTH 64
DEGREES 48 MINUTES
WEST 40.0 FEET TO A
POINT; THENCE SOUTH 74
DEGREES 25 MINUTES 26
SECONDS WEST 169.9 FEET SECUNDS WEST 169.9 FEET
TO A POINT: THENCE
SOUTH 59 DEGREES 57
MINUTES 01 SECONDS
WEST 110.3 FEET TO A
POINT: THENCE NORTH 31
DEGREES 35 MINUTES 16
SECONDS WEST 109.7 FEET THENCE 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 IRÓN PÍN FOUND; THENCE SOUTH 31 DEGREES 35 MINUTES 16 SECONDS EAST 139.7 FEET TO A POINT; THENCE NORTH 59 DEGREES 57 MINUTES 01 SECOND EAST 134.3 FEET TO A POINT; THENCE NORTH 74 DEGREES 25 MINUTES 25 SECONDS EAST 168.9 FEET TO A POINT; THENCE SOUTH 25 DEGREES 12 MINUTES 25 EGONDS EAST 168.9 FEET TO A POINT; THENCE SOUTH 25 DEGREES 12 MINUTES EAST 200.0 FEET TO A 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 DEGRÉES 12 MINUTES EAST 262.8 FEET TO A EAST 262.8 FEET TO A POINT LOCACED 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. BEING IMPROVED PROPERTY KNOWN AS 6049 WILLIAMS 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

To the best of the undersigneds knowledge, 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 attern possible property of declared the security of 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-

paying the saine 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 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 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 f LARRY E CLOVER Robertson, Anschutz, Schneid, Crane & Drart-10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097

Phone: 470.321.7112 Firm File No. 23-098033 – 950-98265 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 Securi-ty Deed executed by BRIT-TAINY J. HOLLINS AND BEN L. MURPHY SR to MORT-GAGE ELECTRONIC REGIS-TRATION SYSTEMS, INC.
AS NOMINEE FOR HOME
AMERICA MORTGAGE, INC. in the original principal amount of \$117,702.00 dated April 2, 2008 and recorded in Deed Book 48765. ed in Deed Book 48765, Page 318, Gwinnett County records, 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 Courthouse door in said County, or at such other place as lawfully designated within the legal hours of sale, on May 02, 2023, the property in said Security Deed and described as fol-

ALL THAT TRACT OR PAR-CEL OF LYING AND BEING IN LAND LOT 205 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA, BEING LOT 73, BLOCK A, UNIT FOUR, ASHLAND A, UNIT FOUR, ASHLAND MANOR SUBDIVISION, AS MANOR SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 57, PAGE 175, 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 undersigneds knowledge, the party or parties in possession of said property is/are BRITTAINY J. HOLLINS AND BEN L. MURPHY SR or tenant(s) The debt secured by said

### **FORECLOSURE**

is hereby declared due and payable because of, among 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).

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 the and payabla): (2) the 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 assessments, liens, encumbrances, zoning ordinances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Said sale will be conducted salid safe 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

of the mortgage is as ion-lows:
Selene Finance LP
3501 Olympus Boulevard,
5th Floor, Suite 500
Dallas, TX 75019
877-768-3759
Note that pursuant to
0.C.G.A. § 44-14-162.2, the
above individual or entity is
not required by law to nego-

above individual or entity and required by law to negotiate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION.
DETAINED MAY BE USED. OBTAINED MAY BE USED FOR THAT PURPOSE.
SELENE FINANCE LP, as Attorney-in-Fact for BRITTAINY J. HO

BRITTAINÝ J. HOLLINS AND BEN L. MURPHY SR Bobertson Robertson, Anschutz, Schneid, Crane & ners, PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097

Phone: 470.321.7112 Firm File No. 23-098083 -04/05/2023, 04/19/2023, 04/26/2023.

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

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

2023, the property in said Security Deed and described ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 3

BEING IN LAND LUT 3
OR THE 6TH DISTRICT,
GWINNETT COUNTY, GEORGIA, BEING LOT 34. BLOCK
C, CAMARON SPRINGS
SUBDIVISION, UNIT ONE,
AS PER PLAT RECORDED
AND RECORDED

AND RECORDED

OR THE STATE OF THE AS PER PLAI RECORDED IN PLAT BOOK 35, PAGE 93, GWINNETT COUNTY. GEORGIA RECORDS, BEING MORE COMMONLY KNOWN AS 4371 CAMARON WAY, SNELLVILLE, GA 30039

Said property being known as: 4371 CAMARON WAY To the best of the under signeds knowledge, the parof 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 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 ex-penses of sale, including attorneys fees (notice of intent

to collect attorneys fees having been given).
Said property will be sold subject to the following: (1) subject any outstanding ad valorem taxes (including taxes which are a lien, whether or not vet 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-Planet Home Lending, LLC

Research Parkway, uite 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.

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, Anschutz, Robertson, Anschutz, Schneid, Crane & Damp; Partners. PIIC

### **FORECLOSURE**

0700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 23-098773 -

950-98423 04/12/2023, 04/26/2023.

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

POWER
PURSUANT to the power of sale contained in the Security Deed executed by WENDY CASTILLO DAVID to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, ACTING SOLELY AS NOMINEE FOR BROKER SOLUTIONS, INC., DBA NEW AMERICAN FUNDING in the portiginal principal amount of AMERICAN FUNDING III the original principal amount of \$218,960.00 dated December 18, 2019 and recorded in Deed Book 57132, Page 290, Gwinnett County 290, Gwinnett County records, said Security Deed being last transferred to LAKEVIEW LOAN SERVICIONG, LLC in Deed Book 59439, Page 00190, Gwingett County records the united by the united by the county records the united by the count nett County records, the un-dersigned will sell at public dersigned 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 80 OF THE 5TH DISTRICT.

BEING IN LAND LOT 80
OF THE 5TH DISTRICT,
GWINNETT COUNTY, GEORGIA, BEING LOT 8, BLOCK I,
QUAIL RUN PHASE, UNITFIVE, 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 METS, EATION OF A METS, BOUNDS AND COURSES

BOUNDS AND COURSES DESCRIPTION.
Said property being known as: 515 BIRCH LM LAWRENCEVILLE, GA 30044
To the best of the under-signeds knowledge, the par-ty or parties in possession of said property is/are of said property is/are WENDY CASTILLO DAVID or tenant(s).
The debt secured by said

The debt secured by said security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt transpire is 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 atpenses 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 dis reacters which fright be dis-closed 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

above. Said sale will be conducted subject to the following: (1) confirmation that the sale 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 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 VA 23452 1-800-274-6600 Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the

mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. LAKEVIEW LOAN SERVIC-

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

Phone: 470.321.7112 Firm File No. 23-101183 – 950-97254 04/05/2022 950-97254 03/22/2023, 04/05/2023, 04/12/2023, 04/19/2023, 04/26/2023.

POWER GEORGIA, COUNTY GWINNETT

NOTICE OF SALE UNDER

Under and by virtue of the Power of Sale contained in a Power of Sale contained
Security Deed given by
Cheryl Byer to Mortgage
Electronic Registration Sysloc as grantee, as tems, Inc., as grantee, as nominee for Opteum Finan-cial Services, LLC, its successors 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, ILS Rayk National According 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 af

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 Country, Georgia, or at such County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in May, 2023, the following de-

ad valorem taxes (including taxes which are a lien, but

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record inany matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on scribed property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART The debt secured by said an "as-is" basis 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 without any representation.

without any representation, warranty or recourse against the above-named or the undersigned. Broker Solutions Inc. dba New American Funding is the holder of the Security Deed to the preparty in the security manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full aupurpose of paying the same and all expenses of this sale, thority to negotiate, amend, and modify all terms of the and all expenses of this said.

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

mortgage with the debtor is:
New American Funding,
11001 Lakeline Blvd, Suite
325, Austin, TX 78717, 800893-5304. Note, however, that such entity is not required by law to negotiate, amend or modi-

## **FORECLOSURE**

To the best knowledge and

fy the terms of the

to the best knowledge and belief of the undersigned, the party in possession of the property is Galdino Salazar Ramirez and Rosa E Chavez Reyna or a tenant or tenants and said property is more commonly known as 5852 Williamsburg Dr, Nor-cross, Georgia 30093. Should a conflict arise beshould a conflict arise between the property address and the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final coned under the O.S. Ballistupt-cy 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 Galdino Saiazar Raillirez
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell, Georgia 30076 www.foreclosurehotline.net 13:03

Page 2
EXHIBIT A
All that tract or parcel of land lying and being in Land
Lot 171 of the 6th District of Note, however, that such Lot 171 of the con. \_ Gwinnett County, Geor '~\* 10. Block To the best knowledge and belief of the undersigned, the party in possession of the property is Cheryl Byer or a tenant or tenants and being Lot 10, Block D, Williamsburg, Unit Two, as per plat recorded in Plat Book 2, page 79, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a part hereof.

MR/ca 5/2/23

Our file no. 23-11056GA – monly known as **2650 Gad-**sen Walk, Duluth, Georgia **30097.** Should a conflict arise between the property address and the legal de-scription the legal descrip-tion will control. 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 con-

950-98816 04/05/2023.

04/12/2023 04/26/2023 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

04/19/2023,

Under and by virtue of the Power of Sale contained in a Security Deed given by Braulio Morales and Beatriz Perez to Mortgage Electronic Registration Systems, Inc., Registration Systems, Inc., as grantee, as nominee for Primary Residential Mortgage, Inc., its successors and assigns, dated December 30, 2011, recorded in Deed Book 51093, Page 205, Gwinnett County, Georgia Recorde, se lost transferred. Records as last transferred Records, as last transferred to Wells Fargo Bank, NA by assignment recorded in Deed Book 52752, Page 838, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of SEVEN-TY-FIVE THOUSAND SIX HUNDRED AND 07100 DOLLARS (\$75,600.00), with in-LARS (\$75,600.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett Courth Courting to the bid of the court of t County, Georgia, or at such place as may be lawfully designated as an alternative, withinthe legal hours of sale on the first Tuesday in May,

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

2023, the following de

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

beed and by law, including attorney's fees (notice pursuant to 0.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but 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, encum-brances, zoning ordinances, restrictions, covenants, and any matters of record any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation warranty or recourse against the above-named or the un-

dersigned.
Wells Fargo Bank, NA is the holder of the Security Deed to the property in accordance with OCGA § 44-14-

162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Wells Fargo Bank, N.A., PO Box 10335, Des Moines, IA 50306, 1-800-416-1472. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan

To the best knowledge and belief of the undersigned, the party in possession of the property is Braulio Morales, Estate of Beatriz Perez and Beatriz Perez or a tenant or tenants and said property is more commonly known as 1780 Keenland

Place, Lawrenceville, Geor-gia 30043. Should a conflict arise between the property 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 prohibit-ed under the U.S. Bankrupt-cy Code and (2) to final con-firmation, and audit of the firmation and audit of the status of the loan with the holder of the security deed. Wells Fargo Bank, NA as Attorney in Fact for Braulio Morales and Beatriz

Perez McCalla Raymer Leibert NICCAIIA RAYMER Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

14:37 Page 2 All that tract or parcel of land lying and being in Land Lot 93 of the 7th Land District County Coor trict, Gwinnett County, Geor gia, 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 which plat is made a par hereof by reference and be ing improved property known as 1780 Keenland Court Lawrenceville, Georgia, as the present system of numbering houses in Gwinnett County, Georgia. MR/jay 5/2/23 Our file no. 23-11115GA – FT5

950-98530 04/05/2023, 04/19/2023, 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 Brian Faubion to Mortgage In-vestors Corporation, dated

**FORECLOSURE** January 25, 1999, recorded in Deed Book 17693, Page 131, Gwinnett County, Geor-

igia Records, as last transferred to The Bank of New York Mellon 1/k/a The Bank of New York Mellon 1/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. 1/k/a JP-Morgan Chase Bank, N.A. 1/k/a JP-Morgan Chase Bank of New York of Steps Pank of New Pank of N Morgan Chase Bank, as

Trustee for WAMU Mort-gage Pass-Through Certifi-cates, Series 2004-RP1 cates, Series 2004" RP1
by assignment recorded in
beed Book 49505, Page 878,
Gwinnett County, Georgia
Records,con veying the after-described property to secure a Note in the original
principal amount of ONE
HUNDRED SEVENTEEN
THOUSAND FOUR HUNDRED SEVENTY AND 0/100
DOLLARS
(S117,470 00) with interest

(\$117,470.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder outery to the highest bluder 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 HFRF0F

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

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

not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any accessments light on property. assesments, 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 &quotas-is" basis without any representation, warranty or recourse against the above-named or the assessments, liens, encum the above-named or the undersigned. The Bank of New York Mel-

The Bank of New York Mel-lon f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. f/k/a JPMorgan Chase Bank, as Trustee for WAMU Balik, as Intsee of Walkind Mortgage Pass-Through Certificates, Series 2004-RP1 is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

14-162.2.
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 Villege CO, 60111 900 206 lage, 6059. CO 80111, 800-306-Note, however, that such

entity is not required by law to negotiate, amend or modi-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 Lilburn, Georgia 30047. Should a conflict arise between the property address and the legal description the legal description will control.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt 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 in interes

to JPMorgan Chase
Bank, N.A. f/k/a JPMorgan
Chase Bank, as Trustee for
WAMU Mortgage Pass-Through Certificates Series 2004-RP1

Page 2 as Attorney in Fact for

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

MR/chr 5/2/23 Our file no. 23-11215GA -950-99060 04/05/2023, 04/19/2023,

#### 04/12/2023, 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 Shahin Dehghan to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Home Point Financial Corporation, its sucnancial 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-de-scribed property to secure a

Note in the original principal amount of TWO HUNDRED NINETY-SIX THOUSAND 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 courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully 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, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debi 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