FO	BECI	OSU	IRE

0213 Gwinnett County Georgia records; as last transferred to or acquired by Matrix Financial Services Matrix Financial Services Corp., conveying the afterde-scribed property to secure a Note in the original principal amount of \$375,200.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Court-house door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on May 2, 2023 (being the first Tues-day of said month unless said date falls on a Federal Haliday. In which case being or tenants. Holiday, in which case being the first Wednesday of said month), the following de-PennyMac Loan Services

scribed property: ALL THAT TRACT OR PAR full authority to negotiate, amend and modify all terms ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 73 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 2, BLOCK A, NORTHFORKE PLANTATION SUBDIVISION, UNIT THREE, AS PER PLAT RECORDED IN PLAT BOOK 58, PAGE 15, GWINNET COUNTY GEORameno ano mos of the mortgage. DennyMac Loan Services. 2043 LC Loss Mitigation 3047 Townsgate Road #200, Westlake Village, CA 91361 1-866-549-3583 Note, however, that such entity or individual is not re-quired by law to negotiate, amend or modify the terms of the loan. GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH RECORDED PLAT IS INCOR-PORATED HEREIN BY THIS Said property will be sold subject to: (a) any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that consti-tute a line arcing the proptute a lien against the prop-erty whether due and payable or not yet due and payable and which may not be of record, (c) the right of

PORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIP-TION. SAID PROPERTY BE-ING KNOWN AS 1379 GEORGETOWN WAY AC-CORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGIA The debt secured by said Security Deed has been and is hereby declared due 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 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 induction Deed and by law, including

subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code; and (2) final confir-mation and audit of the sta-tus of the loan with the hold-er of the Security Deed Pur-Deed and by law, including attorneys fees (notice of in-tent to collect attorneys fees having been given). Said property is commonly known as **1379 Georgetown Way, Grayson, GA 30017** to-gether with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersioned. the party (or parties) in possession of the subject property is (are): Md H Rahaman or tenant or tenants.

Flagstar Bank, N.A. is the entity or individual designat-ed who shall have full au-thority to negotiate, amend and modify all terms of the

Flagstar Bank, N.A. Loss Mitigation 5151 Corporate Drive Mail Stop: S-142-3 Troy, MI 48098 (800) 393-4887

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

Said property will be sold subject to: (a) any outstand-ing ad valorem taxes (ining ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that consti-tute a lien against the prop-erty whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing au-thority, (d) any matters 04/12/2023. 04/26/2023 thority, (d) any matters which might be disclosed by an accurate survey and inan accurate survey and in-spection of the property, and (e) any assessments. liens, encumbrances, zoning ordi-nances, restrictions, covenants, and matters of record superior to the Secu-rity Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code; and (2) final confir-mation and audit of the stanation and audit of the status of the loan with the hold-er of the Security Deed. Pur-suant to O.C.G.A. Section 9-13-172.1, which allows for 13-1/2.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the sta-tus of the loan as provided immediately above. Matrix Financial Services 1 O T Corp. as agent and Attorney in Fact for Md H Rahaman Addridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 994-7637 1095-687A THIS LAW FIRM MAY BE HIS LAW HIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1095-687A DED 09722 04/05/2023, 04/19/2023,

FORECLOSURE FORECLOSURE 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 attorneys fees (notice of in-tent to collect attorneys fees having been given). Said property is commonly known as **4233 Creekrun** known as 4233 creekrun Circle, Buford, GA 30519 to-gether with all fixtures and personal property attached to and constituting a part of said property, if any. To the ite 170 said property, if any. To the best knowledge and belief of DaG the undersigned, the party (or parties) in possession of the subject property is (are): Edward J Williams Sr and Tamara Williams or tenant 950-98430 04/12/2023 04/26/2023

LLC is the entity or individu-al designated who shall have COUNTY

Electronic Řegistration Šyš-tems, Inc., as grantee, as nominee for Loandepot.com, LLC its successors and as-signs, dated January 6, 2018, recorded in Deed Book 55662, Page 421, Gwinnett County, Georgia Records and as modified by that certain Loan Modifica-tion Agreement recorded in Deed Book 59502, Page 780, Gwinnett County, Geor-gia Records, as last transgia Records, as last trans-ferred to MIDFIRST BANK by assignment recorded in Deed Book 58677, Page 478, Gwinnett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original principal amount of ONE HUNDRED THIRTY-NINE HUNDRED THIRTY-NINE THOUSAND THREE HUN-DRED NINETY-SEVEN AND 0/100 DOLLARS (\$133.397.00), with interest gia Records, as last trans-

(\$139,397.00), 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 de-scribed property:

er of the Security Deed. Pur-suant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confir-mation and audit of the sta-tus of the loan as provided 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, or arouided in the Security immediately above PENNYMAC LOAN SER-

PENNYMAC LOAN SER-VICES, LLC as agent and At-torney in Fact for Edward J Williams Sr and Tamara Williams Aldridge Pite, LP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 200, Altore Cancerio 20205 500, Atlanta, Georgia 30305, (404) 994-7637. 1120-23802A 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, redrictions, covenants, and (404) 994-7637. 1120-23802A THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1120-23802A 950-98333 04/05/2023, 04/05/2023, 04/19/2023,

STATE OF GEORGIA County of gwinnett NOTICE OF SALE UNDER POWER Pursuant to the power of

redemption of any taking ac-thority, (d) any matters which might be disclosed by an accurate survey and in-spection of the property, and (a) any assessments, liens,

(e) any assessments, liens, encumbrances, zoning ordi-

covenants, and matters of

record superior to the Secu-rity Deed first set out above. The sale will be conducted

restrictions

nances.

sale contained in the Securi-ty Deed executed by AGHE-DO PIUS IYAMU to MORT-GAGE ELECTRONIC REGIS-TRATION SYSTEMS, INC., AS NOMINEE FOR AMPRO MORTGAGE CORPORATION MUCHIGAGE CURPORATION in the original principal amount of \$236,450.00 dat-ed April 12, 2005 and recorded in Deed Book 42408, Page 165, Gwinnett County records, said Secu-rity Deed being last trans-ferred to MTGLO IN-VESTIORS LP in Dead Book

TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED The debt secured by said Security Deed has been and is hereby declared due be-FOR THAT PURPOSE. MTGLQ INVESTORS, LP, cause of, among other pos-sible events of default, fail-AGHEDO PIUS IOKS, LP, as Attorney-in-Fact for AGHEDO PIUS IYAMU Robertson, Anschutz, Schneid, Crane & amp; Part-ners, PLLC 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 10700 Abbotts Bridge Road 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 vet due and payable), the Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 20-006907 04/05/2023 04/19/2023,

FORECLOSURE

to negotiate, amend or modi-

Inc. as Attorney in Fact for John P Schmidt McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net 15:04

Page 2 EXHIBIT A ALL THAT TRACT OR PAR-CEL OF LAND LOT 147 OF BEING IN LAND LOT 147 OF

MR/chr 5/2/23 Our file no. 21-05991GA -

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of

04/05/2023

04/19/2023.

NOTICE OF SALE UNDER Power Georgia, gwinnett

taxies which are a heri, 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-Under and by virtue of the Power of Sale contained in a Security Deed given by Alice C Yarbrough to Mortgage Electronic Registration Sysan accurate survey and mi-spection of the property, any assessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to, because 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-Select Portfolio Servicing, Inc. is the holder of the Se-curity Deed to the property in accordance with OCGA § 44-14-162.2. 44-14-162.2. The entity that has full au-thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, 888-818-6032. 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 John P Schmidt or a tenant or ten-

The property is boild property is schmidt or a tenant or ten-ants and said property is more commonly known as 2990 Sentinel Pkwy, Lawrenceville, Georgia 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 bateur of the security deed. Select Portfolio Servicing, Inc. 2023, the following de-scribed property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt

Inc.

TIÖN.

FT1

950-98344

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

as provided in the Security beed and by law, including attorney's fees (notice pursuant to 0.CGA. § 13-1-11 having been given). Said property will be sold subject to any outstanding

BEING IN LAND LOT 147 OF THE 7TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 109, BLOCK A, SENTINEL RIDGE, UNIT 1, PHASE I, AS PER PLAT RECORDED IN PLAT BOOK G6, PAGE 266, GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY INCORPO-BATED BY REFERENCE restrictions, covenants, and any matters of record including, 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 RATED BY REFERENCE THERETO AND MADE A PART OF THIS DESCRIP-

without any representation, warranty or recourse against the above-named or the undersigned. MIDFIRST BANK is the holder of the Security Deed

to the property in accor-dance with OCGA § 44-14-

162.2. The entity that has full au thority to negotiate, amend, and modify all terms of the and modify an terms of the solution is: Midland Mortgage, a division of MidFirst Bank, 999 N.W. Grand Boulevard Suite 100, Oklahoma City, OK 73118-6116, 800-654-4566. however that such

FORECLOSURE heim, CA 92806 (800) 561-4567 Note, however, that such

entity or individual is not required by law to negotiate, amend or modify the terms of the loan. of the loan. Said property will be sold subject to: (a) any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that consti-tute a lien against the prop-erty whether due and ertv whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and in-spection of the property, and (e) any assessments, liens, encumbrances, zoning ordi-nances, restrictions, covenants, and matters of covenants and matters of covenants, and matters of record superior to the Secu-rity Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankrupt ed under the 0.5. Balkfupt-coy Code; and (2) final confir-mation and audit of the sta-tus of the loan with the hold-er of the Security Deed. Pur-suant to 0.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confir-mation and audit of the sta-tus of the loan as provided immediately shows

tus of the loan as provided immediately above. WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F as agent and Attorney in Fact for Cartton B. Russell, III Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, NE., Suite 500, At-lanta, Georgia 30305, (404) 994-7637. 2191-2686A

994-7637. 2191-2686A THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 2191-2686A 950-98324 04/05/2023, 04/12/2023, 04/19/2023 04/19/2023. 04/12/2023. 04/26/2023

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

TY Pursuant to the Power of Sale contained in a Security Deed given by Robert L. Williams, Sr. to Mortgage Electronic Registration Sys-tems, Inc. as grantee, as nominee for Congressional Bank, its successors and as-signs dated 12/23/2016 and recorded in Deed Book recorded in Deed Book 54825 Page 204 Gwinnett 54825 Page 204 Gwinnett County, Georgia records; as last transferred to or ac-quired by Wilmington Sav-ings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust I, conveying the after-described the after-described property to secure a Note in the origi-nal principal amount of \$133,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Supe nated by Order of the Supe-rior Court of said county), within the legal hours of sale on May 2, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednes-day of said month), the fol-lowing described property: All that tract or parcel of land kving and being in Land land lying and being in Land Lot 26 of the 6th District,

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

FORECLOSURE

162.2.

Society, FSB, as trustee of Stanwich Mortgage Loan Trust I as agent and Attorney in Fact for Robert L. Williams, Sr. Williams, Sr. Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 994-7637.

994-7637. 2191-2679A THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-COMMATION FORMATION OBTAINED
 FORMATION
 OBTAINED

 WILL BE USED FOR THAT

 PURPOSE. 2191-2679A

 950-97584
 03/29/2023,

 04/05/2023,
 04/12/2023,

 04/12/2023,
 04/12/2023,

STATE OF GEORGIA County of gwinnett Notice of sale under

NOTICE OF SALE UNDER POWER Pursuant to the power of sale contained in the Securi-ty Deed executed by ELIE G. NEJEM to MORTGAGE ELECTRONIC REGISTRA-TION SYSTEMS, INC., AS NOMINEE FOR CHOICE CAPITAL FUNDING INC. in the original principal amount CAPITAL FUNDING INC. in the original principal amount of \$189,000.00 dated De-cember 21, 2006 and recorded in Deed Book 47441, Page 0267, Gwinnett County records, said Securi-ty Deed being last trans-ferred to U.S. BANK NA-TIONAL ASSOCIATION, AS TRUSTEE FOR SPECIALTY UNDERWRITING AND RESI-DENTIAL FINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SE-RIES 2007-BC2 in Deed RIES 2007-BC2 in Deed Book 60155, Page 303, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on May 02, 2023, the property in said Security Deed and described as fol-

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 128 OF THE 7TH DISTRICT

128 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 46, BLOCK A, UNIT 11, FAL-CON CREEK SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 52, PAGES 231-233, GWINNETT COUN-TY, GEORGIA RECORDS, WHICH PLAT IS HEREBY IN-CORPORATED HEREIN AND MADE A PART HEREOF Said property being known Said property being known as: 2585 FALCON CREEK CT

SUWANEE, GA 30024 To the best of the under-signeds knowledge, the par-

signeds knowledge, the par-ty or parties in possession of said property is/are ELIE G. NEJEM or tenant(s). The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other nossible events of de-

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 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) final confirmation and audit of status of the holder of the Security Deed. The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as fol-OWS:

FORECLOSURE

cluding, but not limited to, those superior to the Securiattorney fees (notice pur-suant to O.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the ty Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against

the above-named or the undersigned. Cardinal Financial Company, Limited Partnership is the holder of the Security Deed to the property in ac-cordance with OCGA § 44-14-162.2.

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 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 & quotas-is", basis without any corpresentation without any representation, warranty or recourse against the above-named or the unurich IL -8006694268

Note, however, that such entity is not required by law dersigned. Wells Fargo Bank, N.A. sucto negotiate, amend or modicessor by merger to Wa-chovia Bank, NA is the hold-er of the Security Deed to the property in accor-dance with OCGA § 44-14fv the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is Richard L Winstead and Cheryl C Fedder AKA Cheryl Roberson The entity that has full au-thority 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 modi-fy the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is Wallis Allen and Estate of Wallis W Allen or a tenant or tenants and said property is more com-monly known as **5789 Pine** Felder AKA Cheryl Roberson Felder AKA Cheryl Roberson Felder or a tenant or tenants and said property is more commonly known as 1714 Lake Heights Circle, Dacu-la, Georgia 30019. Should a conflict arise between the property address and the le-gal description the legal de-scription will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. The entity that has full au-

holder of the security deed. Cardinal Financial Compa

Page 2 Roswell, GA 30076

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, N.A. suc-cessor by merger to Wa-chovia Bank, NA as Attorney EXHIBIT A MORE COMMONLY KNOWN AS: 1714 Lake Heights Circle, Dacula, GA 30019

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

EXHIBIT A

monly known as 5789 Pine

Road, Doraville, Georgia 30340. Should a conflict arise between the property address and the legal de-scription the legal descrip-tion will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-

tion will control

in Fact for

Wallis Allen

EXHIBIT A 16:45 Page 2 ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 245 OF THIS OF DETRICT OF OWN Mill - A Home Iown (Phase 4), according to plat of sur-vey recorded in Plat Book 72, Page 222, Gwinnett County, Georgia Records, which plat and the record thereof are incorporated herein by reference thereto. Parcel ID: R3001-304 Commonly Known As: THE 6th DISTRICT OF GWIN THE 6" DISTRICT OF GWIN-NETT COUNTY, GEORGIA, BEING LOT 27 IN BLOCK H OF OAKHURST SUBDIVI-SION AS PER PLAT BY WATTS AND BROWNING ENGINEERS DATED Commonly Known As: 1714 Lake Heights Circle, Dacula, Georgia 30019 MR/mac 6/6/23 Our file no. 22-07226GA – WATIS AND BROWNING ENGINEERS, DATED MARCH 1949 AND RECORDED IN PLAT BOOK E, PAGE 017, GWINNETT COUNTY RECORDS, BEING MORE PARTICULARLY DE-CONDER PARTICULARLY DE-NORE PARIOUARLE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT MARKED BY AN IRON PIN ON THE SOUTHEASTERLY SIDE OF PINE ROAD TWO HUNDRED (200) FEET SOUTHWESTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHEASTERLY SIDE OF PINE ROAD AND THE SOUTHEASTERLY SIDE OF ASH STREET; RUNNING THENCE SOUTHEASTERLY ALONG THE SOUTHWEST-ERLY SIDE OF LOT 28 OF SAID BLOCK ONE HUN-DRED EIGHTY-EIGHT (188) FEET TO AN IRON PIN; 04/19/2023 05/03/2023 SCRIBED AS FOLLOWS POWER GEORGIA, COUNTY Power of Sale contained in a Security Deed given by Ken-neth A Hoffmann and Jen-nifer M Hoffmann to Mort-gage Electronic Registration

FT18

950-99220

05/17/2023 05/31/2023

04/12/2023

04/26/2023, 05/10/2023, 05/24/2023,

GWINNETT

NOTICE OF SALE UNDER

Under and by virtue of the

gage Electronic Registration Systems, Inc., as grantee, solely as nominee for Home Point Financial Corporation, its successors and assigns, dated February 3, 2017, recorded in Deed Book 54924, Page 176, Gwinnet County, Georgia Records, as last transferred to Freedom Mortgage Corporation by as-signment recorded in Deed Book 59503, Page 429, Gwinnett County, Georgia Records, conveying the af-ter-described property to sa-cure a Note in the original principal amount of TWO HUNDRED FORTY-EIGHT THOUSAND FOUR HUN-DRED EIGHTY-EIGHT (188) FEET TO AN IRON PIN; THENCE SOUTHWESTER-LY ALONG THE NORTH-WESTERLY SIDE OF LOT 39 OF SAID BLOCK EIGHTY (80) FEET TO AN IRON PIN; THENCE NORTHWESTERLY ALONG THE NORTHAEST-ERLY SIDE OF LOT 26 OF SAID BLOCK TWO HUN-DRED TWO AND FIVE-TENTHS (202.5) FEET TO AN IRON PIN ON THE SOUTH-IBON PIN ON THE SOUTH-ROAD; THENCE NORTH-EASTERLY ALONG THE SOUTHEASTERLY SIDE OF PINE ROAD FORTY (40) FORTY-EIGHT FOUR HUN-HUNDRED FOUR HUN-THOUSAND FOUR HUN-DRED SEVENTEEN AND 0/100 DOLLARS (\$248,417.00), with interest thereon as set forth therein, there will be sold at PINE ROAD FORTY (40 FEET TO THE POINT OF BE GINNING, BEING IM-PROVED PROPERTY KNOWN AS 5789 PINE public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully ROAD. KNOWN: 5789 PINE ROAD PARCEL: 6-245 -119 MR/ca 5/2/23 Our file no. 22-06141GA designated as an alternative designated as an anternative, 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 dobt secured by said 950-99187 04/05/2023 04/12/2023 04/19/2023. 04/26/2023 NOTICE OF SALE UNDER POWER PART HEREUF 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-GEORGIA GWINNETT COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Richard L Winstead and sible events of verality, 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 surges of paying the some Richard L Winstead and Cheryl C Felder AKA Cheryl Roberson Felder to Mort-gage Electronic Registration Systems, Inc., as grantee, as nominee for Cardinal Financial Company, Limited Part-nership, its successors and assigns, dated August 28, 2020, recorded in Deed Book 57821, Page 153, Weinpett County Georgia and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to 0.C.G.A. § 13-1-11 houing been given) Gwinnett County, Georgia Records, as last transferred to Cardinal Financial Compa-ny, Limited Partnership by assignment recorded in Deed Book 59913, Page 74, Georgia In 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 Deeb Book 39913, Page 74, Gwinnett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original principal amount of TWO HUNDRED EIGHTY-FOUR THOUSAND SEVEN HUN-DRED FORTY-SEVEN AND 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, encumassessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Securi-ty Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the un-dersigned. DRED FORTY-SEVEN AND 0/100 DOLLARS 0/100 DULLARS (\$284,747.00), 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 alterna designated as an alterna tive, within the legal hours of dersigned. sale on the first Tuesday in June, 2023, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

FORECLOSURE FORECLOSURE

holder of the security deed Freedom Mortgage Corpo ration

as Attorney in Fact for Kenneth A Hoffmann and Jennifer M Hoffmann McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Decivedl CA 20076

Roswell, GA 30076 www.foreclosurehotline.net 17:34

The entity that has full au the entity that has full ad-thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Cardinal Financial Company, Limited Partnership, 1 Cor-porate Drive, Suite 360, Lake 60047

17:34 Page 2 EXHIBIT A ALL THAT TRACT OR PAR-CEL 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 TY RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION. DESCRIPTION. MR/jay 5/2/23 Our file no. 22-07883GA – FT17 950-98419 04/05/2023, 04/12/2023, 04/19/2023, 04/26/2023. NOTICE OF SALE UNDER POWER

NUTCE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Ash-ley Lee to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nominee for Primary Residential Mortgage, Inc., its succes-sors and assigns, dated July 23, 2021, recorded in Deed Book 59001, Page 607, Gwinnett County, Georgia Records, as last transferred to Primary Residential Mort

as Attorney in Fact for Richard L Winstead and Cheryl C Felder AKA Cheryl

Roberson Felder McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road 18:40 Page 2

www.foreclosurehotline.net

TAX PARCEL ID/AP: R3001

Gwinnett County, Georgia Records, as last transferred to Primary Residential Mort-gage, Inc. by assignment recorded in Deed Book 60210, Page 550, Gwinnett County, Georgia Records, conveying the after-de-scribed property to secure a Note in the original principal amount of TWO HUNDRED FORTY-SEVEN THOUSAND TWO HUNDRED FIETY-TWO 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 court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alterna-tive, within the legal hours of sale on the first Tuesday in May, 2023, the following de-scribed property: SEF EFWIBIT & ATTACHED All that tract or parcel of land lying and being in Land Lot 1 of the 3rd District, Duncan 's GMD 1749, Gwinnett County, Georgia, being Lot 64, Block J, High Point Phase Two, Hamilton Mill - A Home Town (Phase scribed property: SEE EXHIBIT A ATTACHED

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 ble events of default, failufe to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the

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

as provided in the Security Deed and by law, including attorney'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 liep but taxes which are a lien, bu 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, encumspection 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 "as-is" basis without any representation warranty or recourse agains the above-named or the un-

Primary Residential Mort-gage, Inc. is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

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 cale will be default, this sale will be made for the purpose of paying the same and all ex-penses of sale, including at-torneys fees (notice of intent to collect attorneys fees hav-ing hean given).

950-98236 04/12/2023, 04/26/2023. NOTICE OF SALE UNDER Power, gwinnett coun-

Pursuant to the Power of Sale contained in a Security Deed given by Edward J Williams Sr and Tamara Williams to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nominee for Homestar Financia Corp., its successors and assigns. dated 7/9/2019 and recorded in Deed Book 56725 Page 123 and modi-fied at Deed Book 59998 Page 685 Gwinnett County, Georgia records; as last transferred to or acquired by PENNYMAC LOAN SER-VICES, LLC, conveying the star decreased process. after-described property to secure a Note in the original \$243,508.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett Courthouse door (or such other area as desig-nated by Order of the Superior Court of said county), within the legal hours of sale on May 2, 2023 (being the first Tuesday of said month unless said date falls on a codoral Ubliday. unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: All that tract or parcel of land lying and being in Land Lot 224 of the 7th District of Gwinnett County, Georgia, and being Lot 6, Block A of Sandy Creek Subdivision (FKA Spring Lake Subdivision), as shown on plat recorded in Plat Book 111, Page 253. Gwinnett County Georgia records, which plat is incorporated herein by reference and made a part

tions,

above

Deed.

ows:

ment Services 11C

subject to the following: (confirmation that the sale

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

ferred to MTGLQ IN-VESTORS, LP in Deed Book 57278, Page 178, Gwinnett County records, the under-signed will sell at public out-Note, nowever, 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, cry to the highest bidder for cash, before the Courthouse door in said Country, 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 de-recited ar fallow: Security Deed scribed as follows ALL THAT TRACT OR PAR-ALL IHAT IKACI OK PAK-CEL OF LAND LYING AND BEING IN LAND LOT 304, 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 56 BLOCK 581 56 BI OCK 4 Store Stor PAGE 40, GWINNET COUNTY, GEORGIA RECORDS. WHICH PLAT IS INCORPORATED HERE-IN BY THIS REFERENCE AND MADE A PART HEREholder of the Said property being known s: 545 GRAN HERITAGE WAY DACULA, GA 30019 To the best of the undersigneds knowledge, the party or parties in possession of said property is/are AGHEDO PIUS IYAMU or Page 2 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 be made for thepurpose of pay-ing the same and all expens-es of sale, including attornevs fees (notice of intent to RECORDS collect attorneys fees hav MR/ca Said property will be sold subject to the following: (1) any outstanding ad valorem FT17 950-98412 04/12/2023. 04/26/2023 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-POWER GEORGIA, COUNTY closed by an accurate survey and inspection of the prop erty; and (4) any assess-ments, liens, encumbrances, restric-zoning ordinances, restric-

the party in possession of the property is Alice C Yarbrough or a tenant or tenants and said property is more commonly known as Exam Court. Georgia l awrenceville **30044.** Should a conflict arise between the property address and the legal deaddress and the legal de-scription the legal description will control The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the MIDFIRST BANK MILTINO DAINK as Attorney in Fact for Alice C Yarbrough McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road 17:25 Page 2 Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 77 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA, BEING LOT 12, BLOCK H, UNIT FIVE, INGLENOOK SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 36, PAGE 144, GWIN-NETT COUNTY, GEORGIA 5/2/23 Our file no. 21-05151GA -04/05/2023, 04/19/2023. NOTICE OF SALE UNDER GWINNETT Under and by virtue of the Power of Sale contained in a Security Deed given by John P Schmidt to Mortgage Elec-tronic Registration Systems, covenants, and mat-Inc., as grantee, as nominee ters of record superior to the for Home America Mortgage. Inc., its successors and as-signs, dated June 29, 2006, recorded in Deed Book 46720, Page 232, Gwinnett County, Georgia Records, as Security Deed first set out Said sale will be conducted not prohibited under the U.S last transferred to Select Portfolio Servicing, Inc. by assignmentrecorded in Deed Book 58662, Page 748, Gwinnett County, Georgia Records, conveying the af-Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security rectords, conveying the ar-ter-described property to se-cure a Note in the original principal amount of ONE HUNDRED TWELVE THOUSAND AND 0/100 DOLLARS (\$112,000.00), with interest thereon as set forth there in there will be 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-Rushmore Loan Manageforth therein, there will be sold at public outcry to the highest bidder for cash be-fore the courthouse door of Gwinnett County, Georgia, or 15480 Laguna Canyon Rd., Suite 100 Irvine, CA 92618 1-888-504-7300 at such place as may be law 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 HERETO 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-HEREOF

Sale contained in a Security Deed given by Carlton B. Russell, III to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nominee for Wachovia Mortgage Cor-poration its successors and poration, its succe assigns dated 5/12/2004 and recorded in Deed Book 38386 Page 0244 and modi-fied at Deed Book 52780 Page 806 and modified at Deed Book 54094 page 212 and modified at Deed Book 55420 Page 796 Gwinnett County, Georgia records; as last transferred to or ac-quired by WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STAN-WICH MORTGAGE LOAN TRUST F, conveying the afassigns dated 5/12/2004 and TRUST F, conveying the af-ter-described property to se-cure a Note in the original principal amount of \$151,106.00, with interest at 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 (or such other area as desig (of such other area as desig-nated by Order of the Supe-rior Court of said county), within the legal hours of sale on May 2, 2023 (being the first Tuesday of said month unless said date falls on a sederal Holiday, in which Federal Holiday, in which case being the first Wednes-day of said month), the following described property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND ALL INAL INAL INAL ING I ON FAM BEING IN LAND LOT 70 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 27, BLOCK A, UNIT ONE, THE ARBORS AT CRESTVIEW, AS PER PLAT RECORDED IN PLAT BOOK 89, PAGE 105, GWINNETT COUNTY RECORD. REFER-ENCE TO SAID PLAT IS HEREBY MADE FOR A COM-PLETE DESCRIPTION OF THE PROPERTY HEREIN DESCRIBED, SAID PROPER-TY IS IMPROVED PROPER-TY STEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGIA. PROPERTY IN GWINNETT COUNTY, GEORGIA The debt secured by said Security Deed has been and is hereby declared due besible events of default, fail-ure to pay the indebtedness as and when due and in the as and when due and in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of in-tent to collect attorneys fees having been given). having been given). Said property is commonly known as 1835 Arborwood Drive, Grayson, GA 30017 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the said property, if any. To the best knowledge and belief of (or parties) in possession of the subject property is (are): Carlton B. Russell, III or tenant or tenants. Carrington Mortgage Ser-vices, LLC is the entity or in-dividual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. Carrington Mortgage Ser-vices LLC 1500 South Douant or tenants. Carrington Mortgage Ser-vices, LLC 1600 South Douglass Road Suite 200-A Ana-

herein and made a part hereof by reference. Subject Property Address;

5037 Tarvaga Court, Stone Mountain, GA 30087 Parcel ID: R6026 191 The debt second by said The debt secured by said Security Deed has been and 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 as and when due and in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of in-tent to collect attorneys fees having been given). Said property is commonly known as 5037 Tanaga Ct., Stone Mountain, GA 30087-4042 together with all fix-tures and personal property attached to and coorditiving attached to and constituting a part of said property, if any. To the best knowledge and belief of the under-signed, the party (or parties) in possession of the subject property is (are): Robert L. Williams, Sr. or tenant or tenants Carrington Mortgage Ser-vices, LLC is the entity or in-dividual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. Carrington Mortgage Ser-Carrington Mortgage Ser-vices, LLC 1600 South Douglass Road Suite 200-A Ana ňeim, CA 92806 (800) 561-4567 Note, however, that such entity or individual is not re-quired by law to negotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that consti-tute a lien against the prop-erty whether due and payable or not yet due and payable or not yet due and payable and which may not be of record, (c) the right of of the loan. be of record, (c) the right of redemption of any taxing au-thority, (d) any matters which might be disclosed by an accurate survey and inan accurate survey and in-spection of the property, and (e) any assessments. liens. èncumbrances, zoning ordiencumbrances, zoning ordi-nances, restrictions, covenants, and matters of record superior to the Secu-rity Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code; and (2) final confir-mation and audit of the sta-tue of the loca with the hald tus of the loan with the holder of the Security Deed. Pur-suant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and particular callow in the Note the second of publicat and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the day mation and audit of the status of the loan as provided immediately above Wilmington Savings Fund

Nationstar Mortgage LLC d/b/a Mr. Cooper

d/b/a Mr. Cooper 8950 Cypress Waters Blvd. Coppell, TX 75019 1-888-480-2432 Note that pursuant to 0.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to nego-tiate, 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 DEBT. ANY INFORMATION

DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. U.S. BANK NATIONAL AS-SOCIATION, AS TRUSTEE FOR SPECIALTY UNDER-WRITING AND RESIDEN-TIAL FINANCE TRUST INFORMATION TIAL FINANCE HOST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-BC2, as Attor ney-in-Fact for ELIE G. NE-JEM Robertson Anschutz

Schneid, Crane & amp; Part-ners, PLLC 10700 Abbotts Bridge Road

Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-057347 -

DaG 950-98675 03/29/2023 04/12/2023 04/05/2023, 04/12/2023, 04/19/2023, 04/26/2023.

NOTICE OF SALE UNDER POWER

GEORGIA, COUNTY GWINNETT Under and by virtue of the

Under and by virtue of the Power of Sale contained in a Security Deed given by Wal-lis Allen to Wachovia Bank, National Association, dated June 14, 2006, recorded in Deed Book 46725, Page 731, Gwinnett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original principal amount of THIRTY THOUSAND FOUR HUN-DRED NINETY-FIVE AND 0/100 DOLLARS (\$30,495.00), with interest 0/100 DULLARS (\$30,495.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the 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

HEREOF

having been given)

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 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 Security Deed has been and

purpose of paying the same and all expenses of this sale as provided in the Security Deed and by law, including

Freedom Mortgage Corpo-ration is the holder of the Security Deed to the proper-ty in accordance with OCGA § 44-14-162.2. The entity that has full au-thority to progritto amond

thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Freedom Mortgage Corpora-tion, 10500 Kincaid Drive, Fishers, IN 46037, 855-690-5000 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 5900.

manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the Note, however, that such entity is not required by law to negotiate, amend or modi-fy the terms of the loan.

and all expenses of this sale, as provided in the Security Deed and by law, including attorney fees (notice pur-suant to 0.C.G.A. § 13-1-11 To the best knowledge and helief of the undersigned the party in possession of the property is Kenneth A Hoffmann and Jennifer M Hoffmann or a tenant or tenants and said property is naving 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 more commonly known as 5714 Pine Oak Drive, Nor-cross, Georgia 30092. Should a conflict arise between the property address and the legal description the and the legal description the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code and (2) to final con-firmation and audit of the tatus of the lease with the 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 in status of the loan with the

The entity that has full au-thority 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

To the best knowledge and belief of the undersigned, the party in possession of the property is Ashley Lee of the property is Ashley Lee or a tenant or tenants and said property is more commonly known as 5965 Lake Wind-sor Pkwy, Burdrd, Georgia 30518. Should a conflict arise between the property address and the legal de-ceristion the legal description the legal descrip-

scription the legal descrip-tion will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code and (2) to final con-firmation 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

for Ashley Lee McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076 15:20

Page 2 w.foreclosurehotline.net

EXHIBIT A All that tract or parcel of land lying and being in Land Lot 333, 7th District, Gwinheit County, Georgia, being Lot 18, Block A of Windsor at Lanier Subdivi-sion, Unit One, as per plat recorded in Plat Book 88, Dece 166 Cwinest County Page 166, Gwinnett County Georgia Records, which pla

is incorporated herein and made a part hereof by reference. MR/meh 5/2/23 Our file no. 22-09078GA -

FT17 950-98250 04/05/2023 04/12/2023

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

POWER GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Jef-frey S Turner and Michele Turner to Mortgage Electron Registration Systems Inc., as grantee, as nominee for Loandepot Com, LLC, its successors and assigns, dat-ed August 24, 2018, record-ed in Deed Book 56098, Page 734, Gwinnett County, Cenergia Peoperde and an Georgia Records and as modified by that certain Loan Modification Agree-ment recorded in Deed Book 60031, Page 263, Gwinnett boust, Page 263, Gwinnett County, Georgia Records, as last transferred to MID-FIRST BANK by assignment recorded in Deed Book 59832, Page 399, Gwinnett County, Georgia Records, conveying the after-de-cetted property to secure a

scribed property to secure a Note in the original principal amount of TWO HUNDRED FIFTY THOUSAND TWO HUNDRED EIGHTY-ONE DOLLARS AND 0/100 (\$250,281.00), with interest