FORECLOSURE

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 121 OF THE 7TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 74, BLOCK A, CHARLECTON, BOWN TOWN.

CHARLESTON ROW TOWN-HOMES, AS PER PLAT RECORDED IN PLAT BOOK 98, PAGES 102-103, GWIN-

98, PAGES 102-103, GWIN-NETT COUNTY RECORDS, SAID PLAT BEING INCOR-PORATED HEREIN BY REF-ERENCE THERETO. SUBJECT TO THAT SECU-RITY DEED FROM CHERYL BYER TO MORTGAGE ELEC-TRONIC REGISTRATION

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 POWER GEORGIA, GWINNETT

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

Electronic Registration Šyš-tems, Inc., as grantee, as nominee for Guild Mortgage Company, A California Cor-poration, its successors and assigns, dated November 10, 2016, recorded in Deed Book 54825, Page 557, Gwinnett County, Georgia Records, as last transferred to Guild Mortgage Company LLC by assignment recorded in Deed Book 60475, Page 260, Gwinnett County, Geor-

260, Gwinnett County, Geor-

260, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FIFTEEN THOUSAND EIGHT HUNDRED SIXTY-TWO AND 0/100 DOLLARS (\$115,862.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-

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 June, 2023, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, 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 ees (notice pursuant to O.C.G.A. § 13-1-11 having hear given)

said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the

not yet due and payable), the

right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encum-

brances, 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

id property will be sold

an ":as-is": basis

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 Nelson Rus-sell and Estate of Nelson Russell or a tenant or ten-ants and said property is

more commonly known as 3254 Newcastle Way, Snel-

Nille, Georgia 30039. Should a conflict arise be-tween the property address and the legal description the

legal description will control. The sale will be conducted

subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-

ed united title Jos. Balikupit-cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Guild Mortgage Company LLC as Attorney in Fact for Nation Pursell

Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net

Nelson Russell McCalla Raymer Leibert

15:11

Page 2 EXHIBIT A

04/05/2023

04/19/2023

950-99205

04/12/2023

04/26/2023

COUNTY

FORECLOSURE

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 June, 2023, the following de-

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the

purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney fees (notice pur-suant to O.C.G.A. § 13-1-11

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, encumbrances, zoning ordinances, retrictions coverages and restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on a Sautzez-legaust basis an ":as-is": basis without any representation warranty or recourse against the above-named or the un-dersigned.
MIDFIRST BANK 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 progression among

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Midland Mortgage, a division of MidFirst Bank, 999 N.W. Grand Boulevard Suite 100, Oklahoma City, OK 73118-6116, 800-654-4566.

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 undergrade and the such as the such a belief of the undersigned. the party in possession of the property is Jeffrey S Turner and Michele Turner or a tenant or tenants and said property is more commonly known as 4006 Wild Orchid Ln, Loganville, Geor-gia 30052. Should a conflict arise between the property address and the legal de-scription will control

tion will control tion will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the holder of thes ecurity deed.

MIDFIRST BANK
as Attorney in Fact for

as Attorney in Fact for Jeffrey Michele S Turner and Turner McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road 13:13

Roswell, GA 30076

www.foreclosurehotline.net EXHIBIT A All that tract or parcel of land lying and being in Land Lot 65, 5th District, Gwinnett County, Georgia, being Lot 1, Block B, Unit 2, as more particularly shown on a plat of survey prepared for St Martin Landing Unit 2 by Adam & Description of the Standard Surveying, dated October 25, 2006, recorded in Plat Book 119, pages 264-265, Gwin-nett County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description MR/meh

FT17 950-100712 04/26/2023 05/03/2023, 05/17/2023. 05/10/2023, 05/24/2023,

05/31/2023

GEORGIA. GWINNETT COUNTY
Under and by virtue of the Power of Sale contained in a

NOTICE OF SALE UNDER

Security Deed given by Kingkeo Inthirath to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for America's Wholesale Lender, its sucwholesate Lerich, its Suz-cessors and assigns, dated April 10, 2006, recorded in Deed Book 46618, Page 389, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 46618. Page 401, Gwinnett County, Geor-gia Records, as last trans-ferred to The Bank of New York Mellon f/k/a The Bank of New York as successor on New York as successor Indenture trustee to JPMor-gan Chase Bank, National Association for CWHEQ Re-volving Home Equity Loan Trust, Series 2006-F by as-Trust, Series 2006-F by assignment recorded in Deed Book 60475, Page 263, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWENTY-THREE THOUSAND ONE HUNDRED SEVENTY-FIVENTY ONLARS 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 court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative within the legal hours of sale on the first Tuesday in May, 2023, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the 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 \$#39; fees (notice pursuant to 0.C.G.A. § 13-1-14 begins have size.) 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 mightbe disclosed by an accurate survey and in-spection of the property, any assessments, liens, encumassessments, liens, encom-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

FORECLOSURE

warranty or recourse against the above-named or the undersianed. The Bank of New York Mel-Ion f/k/a The Bank of New York as successor Indenture trustee to JPMorgan Chase Bank, National Association Bank, National Association for CWHEQ Revolving Home Equity Loan Trust, Series 2006-F is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full 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 Viller Co., 2011, 201 CO 80111, 800-306lage, 6059.

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

arise between the property address and the legal de address and the legal descrip-scription the legal descrip-tion will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. 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 Bank of New York Mel-Ion f/k/a The Bank of New York as successor Indenture York as successor indenture trustee to JPMorgan Chase Bank, National Association for CWHEQ Revolving Home Equity Loan Trust, Series 2006-F as Attorney in Fact

18:41 Page 2

Rage 2 Kingkeo Inthirath McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A ALL THAT TRACT or parcel

of land lying and being in Land Lot 164 of the 6th District, Gwinnett County, Geor-gia, being lot 36, block A, Laurelbrooke Subdivision, as Laurelbrooke Subdivision, as per plat recorded in Plat Book 100, Page 230, Gwinnett County records which plat is incorporated herein by reference.
Subject to that Security Deed from Kingkeo Inthirath to Mortgage Electronic Registration Systems, Inc.,

as grantee, as nominee for America's Wholesale Lender, its successors and assigns, recorded in Deed 46618, Page 369, tt County, Georgia Gwinnett County, records. MR/chr 5/2/23 Our file no. 22-10440GA -

950-98270 04/05/2023, 04/19/2023, 04/12/2023, 04/26/2023.

NOTICE OF FORECLOSURE

SALE UNDER POWER
GWINNETT COUNTY,
GEORGIA
Under and by virtue of the Power of Sale contained in a 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 principal amount of Sixty-Seven Thousand and 0/100 dollars (\$67,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the 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-CEL OF LAND LYING AND BEING IN LAND LOT 297 OF BEING IN LAND LOT 297 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEOR-GIA CONTAINING 1.625 ACRES AND BEING MORE PARTICULABLY DESCRIBED

for cash before the court-

AS FOLLOWS AS FOLLOWS:
TO FIND THE TRUE POINT
OF BEGINNING BEGIN AT A
POINT AT THE INTERSECTION OF THE NORTHEASTERLY 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 HARBINS MILL DRIVE,
HAVING A RIGHT OF WAY
OF 50 FEET; THENCE RUN
ALONG THE NORTHEASTERLY RIGHT OF WAY OF
SAID WILL WAGES ROAD
SOUTH 16 DEGREES 52
MINUTES 59 SECONDS
EAST FOR A DISTANCE OF 100.00 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 17 DEGREES 44 MINUTES 15 SECONDS

44 MINUTES 15 SECONDS
EAST FOR A DISTANCE OF
134.38 FEET TO AN IRON
PIN SET, SAID IRON PIN
BEING THE TRUE POINT OF
BEGINNING; THENCE FROM
THE TRUE POINT OF BEGINNING THUS ESTABLISHED
AND LEAVING SAID RIGHT
OF WAY NORTH 59 DEGREES 06 MINUTES 14
SECONDS EAST FOR A DISTANCE OF 223.00 FEET TO
AN IRON PIN SET, THENCE
SOUTH 31 DEGREES 47 SOUTH 31 DEGREES 47
MINUTES 34 SECONDO OF SOUR FEET TO AN IDON 302.00 FEET TO AN IRON PIN SET; THENCE SOUTH 68 DEGREES 48 MINUTES 22 WEST FOR A DISTANCE OF 285.00 FEET TO AN IRON PIN SET ON THENORTH-EASTERLY RIGHT OF WAY

EASTERLY RIGHT OF 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 AN IRON PIN SET, SAID IRON PIN BEING THE TRUE POINT OF BEGINNING. The debt securred by said is hereby declared due be-

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 attor fees having been

The entity having full authe efflity invaring full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Truist Bank, successor by merger to SunTrust Bank they can be contacted at (800) 443-1032 for loss Mitiga-443-1032 for Loss Mitigation Dept, or by writing to

FORECLOSURE

1001 Semmes Avenue Richmond, Virginia 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 disclared, but no experts. disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrict covenants, and matters restrictions, 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 prop-erty is more commonly known as 1654 Will Wages Rd Bacula GA 30010 Rd, Dacula, GA 30019.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure. Truist Banl former**l**y Bank. known as Branch Banking and Trust Company as Attor-ney in Fact for Gibson H.

Wages and Edith K. Wages Brock & Drock & Drock

Road Suite 310 Atlanta, GA 30341 404-789-2661 B&:S file no.: 23-04726 950-99685 04/05/2023 04/12/2023 04/19/2023 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 LARRY ECLOVER to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS PEMEFICIARY AS NOMI-TION SYSTEMS, INC. AS BENEFICIARY, AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC. in the original principal amount of \$148,000.00 dated May 6, 2003 and recorded in Deed Book 32523, Page 260, Gwinnett County records, and Csourby Dood between the country records, and Csourby Dood between the country produced the country produce BOOK 32523, Page 260, Gwinnett County records, said Security Deed being last transferred to PNC BANK, NATIONAL ASSOCIATION in Deed Book 60441, Page

00104, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on May 02, 2023, the property in said Security Deed and described as follows:

Security Deed and described as follows:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BIENG IN LAND LOT 164 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, CONTAINING 1.00 ACRE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO FIND THE TRUE POINT OF BEGINNING, BEING AT A POINT LOCATED AS THE COMMON LAND LOT CORNER OF

LAND LOT CORNER OF LAND LOTS 169, 170, 164, AND 163, THENCE ALOND THE LAND LOT LINE DIVIDING LAND LOTS

LINE DIVIDING LAND LOTS
169 AND 164, SOUTH 59
DEGREES 33 MINUTES 50
SECONDS WEST 660.8
FEET TO A POINT; THENCE
LEAVING SAID LAND LOT
LINE, SOUTH 31 DEGREES
28 MINUTES EAST ALONG
THE MORTHEASTER! Y NORTHEASTERLY THE NORTHEASTERLY
BOUNDARY LINE OF PROP-ERTY NOW OF FORMERLY
OWNED BY DRATON RAM-MICK, 240.0 FEET TO AN
RON PIN AND THE TRUE
POINT OF BEGINNING;
THENCE ALONG THE POINT OF BEGINNING; THENCE ALONG THE NORTHEASTERLY BOUND-ARY LINE OF PROPERTY NOW OF FORMERLY OWNED BY DRATON RAM-OWNED BY DRATON RAMMICK, SOUTH 31 DEGRES 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 FEET STANDARD SEET TO A FEET TO AN INDICATE THE SECOND OF THE SECON

SECONDS WEST 218.0 FEET 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

PARTIGULARLY DESCRIBED AS FOLLOWS:
ALL THAT TRACT OF PARCEL OF LAND LYING AND
BEING IN LAND LOT 164 OP
THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA
AND BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS: BEGINNING AT A
POINT, SAID POINT BEING
LOCATED 247.6 FEET
WESTERLY FROM THE INTERSECTION FORMED BY WESTERLY FROM THE INTERSECTION FORMED BY THE NORTHERLY RIGHT OF WAY OF WILLIAMS ROAD (HAVING AN 80-F0OT RIGHT OF WAY) AND THE EASTERLY LINE OF LAND LOT 164; THENCE LAVING SAID RIGHT OF WAY NORTH 25 DEGREES 12 WINUTES WEST 288.8 FEET TO A POINT: THENCE NORTH 8 DEGREES 5 MINUTES WEST 51.1 FEET TO A UTES WEST 51.1 FEET TO A POINT; THENCE NORTH 25 DEGREES 12 MINUTES WEST 230.2 FEET TO A POINT; THENCE SOUTH 64 POINT: THENCE SOUTH 64
DEGREES 48 MINUTES
WEST 40.0 FEET TO A
POINT: THENCE SOUTH 74
DEGREES 25 MINUTES 26
SECONDS WEST 169.9 FEET
TO A POINT: 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
TO A POINT: THENCE SECONDS WEST 109.7 FEET OA POINT; THENCE SOUTH 57 DEGREES 24 MINUTES 44 SECONDS WEST 30.0 FEET TO AN IRON PIN FOUND; THENCE SOUTH 31 DEGREES 35 MINUTES 16 SECONDS EAST 139.7 FEET TO A POINT; THENCE NORTH 501 SECOND EAST 134.3 FEET TO A POINT; THENCE NORTH 74 DEGREES 25

DEGREES 37 MINUTES UNIVERSE VINIOUTES VENTER lows:
Selene Finance LP
3501 Olympus Boulevard,
5th Floor, Suite 500
Dallas, TX 75019
877-768-3759 877-768-3759

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

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

SELENE FINANCE LP. DATED MARCH 6, 1989. BE-ING IMPROVED PROPERTY

SELENE FINANCE LP

FORECLOSURE

as Attorney-in-Fact for BRITTAINY J. HOLLINS AND BEN L. MURPHY SR KNOWN AS 6049 WILLIAMS ROAD, NORCROSS, AC-CORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT Robertson. Anschutz Schneid, Crane & Dry; Part-COUNTY, GEORGIA.
Said property being known
as: 6049 WILLIAMS RD
NORCROSS, GA 30093

FORECLOSURE

To the best of the under-

signeds knowledge, the par-ty or parties in possession of said property is/are LAR-RY E CLOVER or tenant(s).

The debt secured by said

Security Deed has been and

is hereby declared due and payable because of, among other possible events of de-fault, failure to pay the in-

debtedness as provided for in the Note and said Security

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

800-367-9305 Note that pursuant to 0.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-COCATION

as Attorney-in-Fact for LARRY E CLOVER Robertson, Anschutz, Schneid, Crane & Dart-ners, PLLC

10700 Abbotts Bridge Road

Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 23-098033 –

COUNTY OF GWINNETT NOTICE OF SALE UNDER

Pursuant to the power of sale contained in the Securi-

Sale Contained in the Security
Deed executed by BRITTAINY J. HOLLINS AND BEN
L. MURPHY SR to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
AS NOMINEE FOR HOME

AMERICA MORTGAGE, INC.

AMICHICA MORTGAGE, INC. in the original principal amount of \$117,702.00 dated April 2, 2008 and recorded in Deed Book 48765, Page 318, Gwinnett County

rage 316, deminet country Deed being last transferred to SE-LENE FINANCE LP in Deed Book 54923, Page 442, Gwinnett Country records, the undersigned will sell at public extent to the highest

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 LYING AND BETTER

CEL OF LYING AND BEING IN LAND LOT 205 OF

IN LAND LOT 205 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA, BEING LOT 73, BLOCK 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

DESCRIPTION.
Said property being known as: 354 SPRING FALLS DR
LAWRENCEVILLE, GA 30045

To the best of the under-signeds knowledge, the par-ty or parties in possession of said property is/are BRIT-TAINY J. HOLLINS AND BEN L. MURPHY SR or tenant(s). The debt secured by said

The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all ex-

paying the same and all ex-penses of sale, including at-

torneys fees (notice of intent to collect attorneys fees hav-

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

taxing authority; (3) any matters which might be dis-

closed by an accurate
survey and inspection of
the property; and (4) any assessments, liens, encum-

sessments, brances, zoning restrictions,

ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Said sale will be conducted subject to the following: (1) confirmation that the sale is

not prohibited under the U.S. Bankruptcy Code; and (2) 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-

said other

04/05/2023.

04/19/2023,

SOCIATION.

DaG

950-98265

STATE OF GEORGIA

10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 23-098083 –

950-98537 04/12/2023, 04/26/2023. 04/19/2023,

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER
Pursuant to the power of sale contained in the Security Deed executed by ERIC B.
AARON AND BEVERLY K.

Deed. The debt remaining in default, this sale will be made for the purpose of 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
55922, Page 983, G winnett
County records, said Security Deed being last transpaying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees having been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be discosed by an accurate survey tornevs fees (notice of intent ty Deed being last transferred toPLANET HOME LENDING, LLC in Deed Book 60264, Page 696, Gwinnett County records, the undersigned will sell at public outstand to the property of the highest highest higher for closed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matcry to the highest bidder for cash, before the Courthouse cash, perore the courtnous 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: ters 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.

Security beed and described as follows:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 3
OR THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 34. BLOCK C, CAMARON SPRINGS SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 35, PAGE 93, GWINNETT COUNTY. GEORGIA RECORDS, BEING MORE COMMONILY KNOWN AS 4371 CAMARON WAY, SNELLVILLE, GA 30039
Said property being known

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

To the best of the undersigneds knowledge, the party or parties in possession of said property is/are ERIC B. AARON AND BEVERLY K.

AARON or tenant(s).
The debt secured by said
Security Deed has been and is hereby declared due and payable because of, among other possible events of 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 expenses of sale, including attorneys fees (notice of intent to call of the paying the sale of the paying the sale of the paying the sale of the paying the

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 propto collect attorneys fees havand inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above

above. Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of

the status of the loan with holder of the Security Deed.
The name, address, and

dividual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as folows: Planet Home Lending, LLC

Suite 303 Meriden, CT 06450 1-855-884-2250 Note that pursuant to 0.C.G.A. § 44-14-162.2, the above individual or entity is

not required by law to negotiate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING

AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. PLANET HOME LENDING, LLC

as Attorney-in-Fact for ERIC B. AARON AND BEV-ERLY K. AARON Anschutz, Robertson, Schneid, Crane & Dr. Partners. PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097

Phone: 470.321.7112 Firm File No. 23-098773 – GaR 950-98423 04/05/2023 04/12/2023, 04/26/2023. 04/19/2023,

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 original principal amount of original principal amount of \$218,960.00 dated December 18, 2019 and recorded in Deed Book 57132, Page 290, Gwinnett County records, said Security Deed Book 57152, Page 290, Gwinnett County records, said Security Deed Pages Lett transferred to being last transferred to LAKEVIEW LOAN SERVIC-ING, LLC in Deed Book 59439, Page 00190, Gwinnett County records, the undersigned will sell at public without the bighest hidder. 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, UNIT
FIVE, LAMANCHA, PER
PLAT RECORDED IN PLAT
BOOK 6, PAGE 120, GWINNETT COUNTY RECORDS,
TO WHICH SAID PLAT REFERENCE IS MADE FOR A
MORE PARTICULAR DELINEATION OF A METS, EATION OF A METS, BOUNDS AND COURSES

DESCRIPTION. Said property being known as: 515 BIRCH LN LAWRENCEVILLE, GA 30044 To the best of the under-signeds knowledge, the party or parties in possession of said property is/are WENDY CASTILLO DAVID or

tenant(s).
The debt secured by said Security Deed has been and is hereby declared due and FORECLOSURE

other possible events of de-fault, failure to pay the indebtedness as provided for in the Note and said Security In the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all ex-penses of sale, including at-

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) 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 closed by an accurate survey and inspection of the prop-erty; and (4) any assess-ments, liens, encumbrances, zoning ordinances, restric tions. covenants, and matters of record superior to the Security Deed first set out sabove.
Said sale will be conducted subject to the following: (1) confirmation that the sale is

not prohibited under the U.S.
Bankruptcy Code; and (2) final confirmation and audit of
the status of the loan with
the holder of the Security Deed. The name, address, and telephone number of the in-dividual or entity who has full authority to negotiate, amend, and modify all terms

of the mortgage is as fol-LoanCare, LLC 3637 Sentara Way Virginia Beach, VA 23452 1-800-274-6600

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or 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 SERVICas Attorney-in-Fact for WENDY CASTILLO DAVID Robertson, Anschutz, Schneid, Crane & Drt-ners, PLLC

ners, PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 23-101183 –

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

NOTICE OF SALE UNDER GWINNETT Under and by virtue of the

POWER GEORGIA, COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Cheryl Byer to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Opteum Financial Services, LLC, its successors and assigns, dated August 31, 2006, recorded in Deed Book 46985, Page 436, Gwinnett County, Georgia Records, as last transferred to MEB Loan Trust VI, U.S. Bank National Association, not in its individual capacity but solely as trustee by assignment recorded in

by assignment recorded in Deed Book 60372, Page 500, Gwinnett County, Georgia Records, conveying the af-Deed Book 00372, Page 900; Gwinnett County, Georgia Records, conveying the af-ter-described property to secure a Note in the origi-nal principal amount of THIRTY-NINE THOUSAND THIRTY-NINE THOUSAND SEVEN HUNDRED FIFTY AND 0/100 DOLLARS (\$39,750.00), with interest thereon as set forth therein, there will be sold at public

outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in May, 2023, the following de-

scribed property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

without any representation, warranty or recourse against the above-named or the HEREOF
The debt secured by said
Security Deed has been and
is hereby declared due because of, among other possible events of default, failundersigned.
Guild Mortgage Company
LLC is the holder of the Security Deed to the property
in accordance with OCGA §
44-14-162.2.
The entity that has full auure 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 The entity that last suit and the thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Guild Mortgage Company LLC, PO BOX 85304, San Diego, CA 92186, 800-365-4441.

purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney fees (notice pur-suant to O.C.G.A. § 13-1-11 baying hear given). 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 inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security beed first set out above. Said property will be sold on Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. MEB Loan Trust VI, U.S.

Bank National Association, not in its individual capacity but solely as trustee is the holder of the Security Deed to the property in accor-dance with OCGA § 44-14-

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-Note, however, that such

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

McCalla Raymer Leibert

w.foreclosurehotline.net

Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 17:59

Page 2

www.forec EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 31 of the 6th District of Lot 31 of the 6th District of Gwinnett County, Georgia and being Lot 12, Block D, Centerville-North, Unit One, as shown in Plat Book 2, Page 227, revised at Plat Book 3, Page 135, Gwinnett County Records, which plats are incorporated herein by this reference and made a part of this description 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 Cheryl Byer or a tenant or tenants and said property is more commonly known as 2650 Gadsen Walk, Duluth, Georgia 30097. Should a conflict part of this description.

MR/j.d 6/6/23

Our file no. 23-10706GA -950-100198 04/26/2023 sen walk, Dullun, Georgia 30097. Should a conflict arise between the property address and the legal description to the legal description will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited and the sale is not prohibited. 05/10/2023, 05/24/2023,

NOTICE OF SALE UNDER POWER Georgia, GWINNETT COUNTY ed under the U.S. Bankrupt-cy Code and (2) to final con-firmation and audit of the status of the loan with the Under and by virtue of the Power of Sale contained in a Security Deed given by Galdino Salazar Ramirez to

05/03/2023

05/31/2023

Mortgage Electronic Regis-tration Systems, Inc., as tration Systems, Inc., as grantee, as nominee for Broker Solutions, Inc. dba New American Funding, its successors and assigns, dated August 31, 2020, recorded in Deed Book 57904, Page 74, Gwinnett County, Georgia Records, as last transferred to Broker Solutions Inc. dba New American Funding by assignment Funding by assignment recorded in Deed Book 60462, Page 900, Gwinnett

FORECLOSURE

conveying the after-de-scribed property to secure a Note in the original principal amount of TWO HUNDRED FIFTY-FIVE THOUSAND 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 sold at public outry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an al-

lawfully designated as an al-ternative, within the legal hours of sale on the first Tuesday in May, 2023, the following described property: SEE EXHIBIT A ATTACHED

BYER TO MORTGAGE ELEC-TRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR OPTEUM FINANCIAL SERVICES, LLC, ITS SUC-CESSORS AND ASSIGNS, RECORDED SEPTEMBER 7, 2006, IN DEED BOOK 46985, PAGE 414, GWINNETT COUNTY, GEORGIA RECORDS. The right, if any, of The

ty:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A PART
HEREOF
The debt secured by said
Security Deed has been and
is hereby declared due because of, among other possible events of default, failure to pay the indebtedness
as and when due and in the
manner provided in the Note
and Security Deed. The debt
remaining in default, this
sale will be made for the
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. § 13-111 having been given).
Said property will be sold
subject to any outstanding
ad valorem taxes (including
taxes which are a lien, but
not yet due and payable), the

not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inan accurate survey and in-spection of the property, any assessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the 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 unthe above-named or the un-dersigned. Broker Solutions Inc. dba New American Funding is the holder of the Security Deed to the property in ac-cordance with OCGA § 44-14-162.2.

The entity that has full au thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: New American Funding, 11001 Lakeline Blvd

325, Austin, TX 78717, 800-893-5304. Note, however, that such entity is not required by law to negotiate, amend or modi-

the terms of the

fy the terms of the loan.

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 Williamshum Dr. Nor-5852 Williamsburg Dr, Norcross, Georgia 30093. Should a conflict arise be-tween the property address and the legal description the legal description will control. The sale will be conducted

subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the belder of the court in deal Broker Solutions Inc. dba
New American Funding as
Attorney in Fact for

Galdino Salazar Ramirez 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 Gwinnett County, Georgia, being Lot 10, Block D, Williamsburg, Unit Two, as per plat recorded in Plat Book 2, page 79, Gwinnett County, Georgia Records, which plat is incorporated herein by referer made a part hereof reference and

our file no. 23-11056GA – FT17 950-98816 04/05/2023, 04/19/2023, 04/12/2023

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

COUNTY
Under and by virtue of the
Power of Sale contained in a

Morgan Chase Bank, as Trustee for WAMU Mort-gage Pass-Through Certifi-cates, Series 2004-RP1 cates, Series 2004-RP1
by assignment recorded in
Deed Book 49505, Page 878,
Gwinnett County, Georgia
Records,con veying the after-described property to secure a Note in the original
principal amount of ONE
HUNDRED SEVENTEEN
THOUSAND FOUR HUNDRED SEVENTY AND 0/100
DOLLARS

DOLLARS (\$117,470.00), with interest (\$117,470.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder 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 within the legal hours of sale on the first Tuesday in May, 2023 following described

property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART **HEREOF**

HEREOF
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the 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 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

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, encumassessifients, liens, encountering 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

FORECLOSURE

without any representation warranty or recourse against the above-named or the

the above-named of the undersigned.
The Bank of New York Mellon f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. f/k/a JPMorgan Chase Bank, as Trustee for WAMU Mortgage Pass-Through Cer-tificates, Series 2004-RP1 is the holder of the Security Deed to the property in ac-cordance 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 Village, CO 80111, 800-306-6059.

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

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

Faubion or a tenant or tenant and the property is Brian

ration of a terial of ter-ants and said property is more commonly known as 538 Bruce Way Southwest, Lilburn, Georgia 30047. Should a conflict arise be-

Should a conflict arise between the property address and the legal description the legal description the legal description the legal description that the sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. The Bank of New York Mellon f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, A. f/k/a JPMorgan Chase Bank, as Trustee for WAMU Mortgage Pass-Through Certificates, Series 2004-RP1 Series 2004-RP1 19:19

Page 2 as Attorney in Fact for Brian Faubion McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A
ALL THAT TRACT OR PARE

CEL OF LAND LYING AND BEING IN LAND LOT 110, 6TH DISTRICT, GWINNETT COUNTY,

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 HERPEG RY REFERENCE HEREOF BY REFERENCE MR/chr 5/2/23

Our file no. 23-11215GA -04/05/2023, 04/19/2023, 950-99060 04/12/2023, 04/26/2023.

NOTICE OF SALE UNDER POWER GEORGIA. GWINNETT COUNTY

COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Shahin Dehghan to Mortagae Electronic Registration Systems, Inc., as grantee, as nominee for Home Point Financial Corporation, its successors and assigns, dated June 13, 2018, recorded in Deed Book 55967, Page 263, Gwinnett County, Georgia Records, as last transferred to Home Point Financial Corporation by assignment recorded in Deed Book 60465, Page 664, Gwinnett 60465 Page 664 Gwinnett County, Georgia Records, conveying the after-scribed property to secur

Note in the original principal amount of TWO HUNDRED NINETY-SIX THOUSAND FOUR HUNDRED AND 0/100 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

Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney fees (notice pursuant to O.C.G.A. § 13-1-11

HEREOF The debt secured by said

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, encumbrances, zoning ordinances restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an ":as-is": basis without any representation, warranty or recourse against the above-named or the understand dersigned.
Home Point Financial Cor-

poration is the holder of the

poration 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: Home Point Financial Corporation , 9726 Old Bailes Road, Suite 200, Fort Mill, SC 29707, 877-297-5484. Note, however, that such Note, however, that such

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is Shahin Dehghan and Parya Monjezi or a tenant or tenants and sain property is more commonly property is more commonly known as 235 Ridge Bluff Lane, Suwanee, Georgia 30024. Should a conflict arise between the property address and the legal description will control tion will control.

tion will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the belder of the coverity dead. Honder of the security deed. Home Point Financial Corporation as Attorney in Fact for Shahin Dehghan

McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road 18:33 Page 2 Roswell, GA 30076

www.foreclosurehotline.net EXHIBIT A All that tract or parcel of