9075

GDP1377

USED FOR THAT PUR-POSE.
Under and by virtue of the Power of Sale con-tained in a Security Deed given by Lawrence John-son and Kim L. Johnson to Mortgage Electronic Registration Systems, Inc. as nominee for Vil-lage Capital & Invest-ment, LLC dated April

lage Capital & Investment, LLC dated April 17, 2020 and recorded on April 29, 2020 in Deed Book 57435, Page 00507, Gwinnett County, Georgia Records, and later assigned to U.S. Bank National Association not in its individual capacity but solely as Trustee for RMTP Trust, Series 2021 BKM-TT-V by Assign-

RMTP Trust, Series 2021
BKM-TT-V by Assignment of Security Deed recorded on February 18, 2022 in Deed Book 59706, Page 426, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Ninety-Six Thousand Ninety-Four And 00/100 Dollars (\$196,094.00), with inter-

And 00/100 Dollars (\$196,094.00), 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, within the legal hours of sale on June 6, 2023 the following described property:

June 6, 2023 the following described property:
All that tract or parcel of land lying and being in Land Lot 150 of the 5th District, of Gwinnett County, Georgia, being Lot 25, Block G of Waverly Woods, Unit Three, as per plat thereof recorded in Plat Book 25, Page 224, Gwinnett County, Georgia, records, which plat is incorporate de herein and made

which plat is incorporated herein and made a part hereof be reference for a more detailed description.

Tax ID #: R5150 216

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

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 Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

neys fees having been given).
Your mortgage servicer, Rushmore Loan Management Services, LLC, as servicer for U.S. Bank National Association not in its individual capacity but solely as Trustee for RMTP Trust, Series 2021 BKM-TT-V, can be contacted at 888-504-7200 or by writing to 15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618, to discuss possible alternatives to avoid foreclosure.

sure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate

closed by an accurate survey and inspection of

the property, any assess

cy code and 2) final con-firmation and audit of the status of the loan with the holder of the Se-curity Deed. LoanDepot.-com, LLC as Attorney-in-Fact for Denise V Al-leyne Contact: Padgett Law Group: 6267 Old Wa-ter Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 5:10,14,24,31,2023

GDP1376

gpn11 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY BY Virtue of a Power of Sale contained in that certain Security Deed from COURTNEY WHACK to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR HOMEBRIDGE FINANCIAL SERVICES, INC, dated December 18, 2014, recorded December 26, pecember 18, 2014, recorded December 26, 2014, in Deed Book 53301, Page 794, Gwinnett Coun-ty, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Ninety-Seven Thousand Thirty-Eight and

00/100 dollars (\$97,038.00), with interest (\$97,038.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to NewRez LLC dh/a Shellpoint Mortgage Servicing, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in June, 2023, all property described in said Security Deed including but not limited to the following described property:

described property:
ALL THAT TRACT OR
PARCEL OF LAND LYING AND BEING IN
LAND LOT 36 OF THE
6TH DISTRICT, GWINNETT COUNTY, GEOR-NETT COUNTY, GEOR-GIA, BEING LOT 8, BLOCK A, WILSONE SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK II, PAGE 50, GWINNETT COUNTY, GEORGIA RECORDE, WHICH RECORDED PLAT IS INCORPORAT-ED HEREIN RY THIS ED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION

the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

To the best knowledge and belief of the undersigned, the parties in possession of the property are Lawrence Johnson and Kim L Johnson or tenant(s); and said property is more commonly known as 1098 Cherry Wood

Lawrenceville, GA 30046.

The sale will be conducted subject (1) to confirmation, that the cale is Said legal description being controlling, however the property is more commonly known as **2999** is more mation that the sale is not prohibited under the U.S. Bankruptcy Code WILSONE PLACE,
SNELLVILLE, GA 30039.
The indebtedness secured by said Security
Deed has been and is
hereby declared due because of default under
the terms of said Security not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security

Said property will be sold on an as-is basis without any representation, war-

demption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordingness:

ordinances; assessments; liens; en-

in O.C.G.A. Section 44-14-162.2 shall be construed

162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING as Attorney in Fact for COURTNEY WHACK THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL

DEBT COLLECTOR,
UNDER FEDERAL
LAW. IF SO, ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.
Attorney Contact: Rubin
Lublin, LLC, 3145 Avalon
Ridge Place, Suite 100,
Peachtree Corners, GA
30071

300/1 Telephone Number: (877) 813-0992 Case No. SHP-22-02458-2 rIselaw.com/property-listing 5:10,14,24,31,2023

ty Deed.

deed.
U.S. Bank National Association not in its individual capacity but solely as Trustee for RMTP Trust, Series 2021 BKM-TT-V as ty Deed. The indebtedness remaining in default, this sale will be made for the purpose of poving the same, all expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.

Said property will be sold The indebted Attorney Lawrence Johnson and Kim L. Johnson McMichael Taylor Gray,

LLC 3550 Engineering Drive, Suite 260 Suite 260 Peachtree Corners, GA 30092 404-474-7149 MTG File No.: GA2022any representation, war-ranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of re-demption of any taxing

5: 10,14,24,31,2023 GDP1378

GDP1378

GDP1378

gpn11

NOTICE OF FORECLOSURE SALE UNDER
POWER

GWINNETT COUNTY,
GEORGIA

THIS IS AN ATTEMPT
TO COLLECT A DEBT.
ANY INFORMATION
OBTAINED WILL BE
USED FOR THAT PURPOSE.
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Doris M Tarsa
to Mortgage Electronic
Registration Systems,
Inc. as nominee for Embrace Home Loans, Inc.
dated January 27, 2017
and recorded on Februry 6, 2017 in Deed Book
54914, Page 00246, Gwinnett County, Georgia
Records, and later assigned to Embrace Home
Loans, Inc. by Assignment of Embrace Home
Loans, Inc. by Assignordinances; assessments; liens; ensembrances; restrictions; covenants, and any other matters of record superior to said security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is COURTNEY WHACK, or tenants(s).

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

The entity having full authority to negotiate, amend or modify all terms of the loan with the holder of the loan with the holder of the Security Deed.

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: NewRez LLC, FK/A New Penn Financial, LLC, D/B/A Shellboint Mortages Servicing, Loss Mitigation Dept., 75 Beattie Place Ste. 300, Greenville, SC 29601, Telephone Number: 800-365-7107. Nothing in O.C.G.A. Section 44-1462.2 shall be construed signed to Embrace Home Loans, Inc. by Assignment of Security Deed recorded on July 16, 2020 in Deed Book 57654, Page 00109, Gwinnett County, Georgia Records, conveying the after-described property to scure a Note in the original principal amount of One Hundred Fifty-Five Thousand Six Hundred Seventy-Seven And 00/100 Dollars (\$155,677.00), with interest thereon a set, forth therein, there 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, within the legal hours of sale on June 6, 2023 the following described property:

The following described property property:

The following described property:
All that tract or parcel of land Iving and being in Land Lot 70 of the 7th District, Gwinnett County, Georgia, being Lot 73, Block A, Keswick Subdivision, Unit I, as per plat recorded in Plat Book 55, Page 300, Gwinnett County Records, which said plat is incorporated hereplat is incorporated here

plat is incorporated herein by this reference and
made a part of this description, being improved property.
R7070 400

Title to the above described property conveyed to Dori R. Tarsa
and Doris M. Tarsa from
Doris R. Tarsa by Quit
Claim Deed dated April
17, 2006 and recorded

Claim Deed dafed April 17, 2006 and recorded May 1, 2006 in Book 46442, Page 373 or Instru-ment No. N/A. Tax ID #: R7070 400 The debt secured by said Security Deed has been and is hereby declared due because of, among

Foreclosures 9075 Foreclosures GDP1377
gpn11
NOTICE OF FORECLOSURE SALE UNDER
POWER
GWINNETT COUNTY,
GEORGIA
THIS IS AN ATTEMPT
TO COLLECT A DEBT.
ANY INFORMATION
OBTAINED WILL BE
USED FOR THAT PURPOSE.

other possible events of default, failure to pay the indebtedness as and when due and in the 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 Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees braying been neys fees having been given).

given).
Your mortgage servicer,
Rushmore Loan Management Services, LLC, as
servicer for Embrace
Home Loans, Inc., can be
contacted at 888-504-7200
or by writing to 15480 Laguna Canyon Road, Suite
100, Irvine, CA 92618, to
discuss possible alternatives to avoid foreclosure.

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

To the best knowledge and belief of the undersigned, the parties in possession of the property are Doris M. Tarsa or tenant(s); and said property is more commonly.

erty is more commonly known as 1780 Keswick Place Drive, aka 1780 Keswick Place, Lawrenceville, GA 30043 Lawrenceville, GA 30043.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed

deed. Embrace Home Loans, Inc. as Attorney in Fact for Doris M Tarsa McMichael Taylor Gray,

LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 404-474-7149 MTG File No.: GA2023-00094

5: 10,14,24,31,2023

GDP1379

GDP1379
gpn11
NOTICE OF FORECLOSURE SALE UNDER
POWER
GWINNETT COUNTY,
GEORGIA
THIS IS AN ATTEMPT
TO COLLECT A DEBT.
ANY INFORMATION
OBTAINED WILL BE
USED FOR THAT PURPOSE.
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Gina Brutus to
Mortgage Electronic
Registration Systems,
Incompared to In-Mortgage Electronic Registration Systems, Inc., as nominee for IndyMac Bank, F.S.B., a federally chartered savings bank dated August 31, 2006 and recorded on September 8, 2006 in Deed Book 46989, Page 638, Gwinnett County, Georgia Records, modified by Loan Modification recorded on October 20, 2020 in Deed Book 57976, Page 740, Gwinnett County, Georgia Records, and later assigned to WILMINGTON SAVINGS FUND SOCIETY, FSB, not in its individual capacity but solely as Owner Trustee of the Aspen Income Trust, a Delaware statutory trust by Assignment of Security Deed recorded on September 17, 2021 in Deed Book 59193, Page 404, Gwinnett County, Georgia Records, concepting the after-described property to secure a Note in the original principal amount of Seventy-Nine Thousand Eight Hundred And 00/100 Dollars (\$79,800.00), with Bevenny-Nnie Thiousum Eight Hundred And 00/100 Dollars (\$79,800.00), 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, within the legal hours of sale on June 6, 2023 the following described property: All that tract or parcel of land lying and being in Land Lot 273 of the 4th Land District of Gwinnett County, Georgia, being more particularly de-

ing more particularly described as follows:
Beginning at the intersection of the Easterly right-of-way of Gateview Drive (46 foot right-of-way) and the Southerly right-of-way of Knight Circle (80 foot right-of-way), said point being the POINT OF BEGINNING: THENCE along right-of-way of Knight Circle the following two courses and distances, North 88 degrees 55 minutes 39 seconds East for a distance of 29.05 feet to a 1/4 inch rebor; THENCE North 88 degrees 32 minutes 37 seconds East for a distance of 100.01 feet to a 1/2 inch open top pipe; said point being the TRUE POINT OF BEGINNING.
THENCE along said right-of-way North 86 degrees 50 minutes 57 seconds East for a distance of 200.02 feet to a 3/4 inch rebor; THENCE leaving said right-of-way South 05 degrees 44 minutes 06 seconds West for a distance of 237.20 feet to a 3/4 inch rebor; THENCE South 12 degrees 19 minutes 09 seconds West for a distance of 122.29 feet to an iron pin set; THENCE South 52 degrees 19 minutes 09 seconds West for a distance of 143.02 feet to an iron pin set; THENCE North 58 degrees 52 minutes 23 seconds West for a distance of 143.02 feet to an iron pin set; THENCE North 58 degrees 52 minutes 23 seconds West for a distance of 143.02 feet to an iron pin set; THENCE North 58 degrees 52 minutes 20 seconds West for a distance of 143.02 feet to an iron pin set; THENCE North 58 degrees 59 minutes 20 seconds West for a distance of 143.02 feet to an iron pin set; THENCE North 58 degrees 59 minutes 20 seconds West for a distance of 143.02 feet to an iron pin set; THENCE North 58 degrees 59 minutes 20 seconds West for a distance of 143.02 feet to an iron pin set; THENCE North 58 degrees 59 minutes 20 seconds West for a distance of 145.98 feet to an iron pin set; THENCE North 58 degrees 59 minutes 20 seconds West for a distance of 145.98 feet to an iron pin set; THENCE North 58 degrees 59 minutes 20 seconds West for a distance of 145.98 feet to an iron pin set; THENCE North 58 degrees 59 minutes 20 seconds West for a distance of 145.98 feet to an iro

Said property contains 1.619 acres and is desig-

1.619 acres and is designated as tract two on a survey for Bomac Investments, LLC and prepared by Apalachee Land Surveying, inc., dated February 16th, 2005.

Tax ID #: R4273 021
The debt secured by said Security Deed has been and is hereby declared. 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 Mote 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 Security Deed and by law, including aftorneys fees (notice ing attorneys fees (notice of intent to collect attor-neys fees having been

neys tees naving been given).
Your mortgage servicer, FCI Lender Services, Inc., as servicer for WILMINGTON SAVINGS FUND SOCIETY, FSB, not in its individual copacity but solely as Owner Trustee of the Aspen Income Trust, a Delaware statutory trust, can be contacted at 1-800-931-2424 or by writing to P.O. Box 27370, Anaheim Hills, CA 92809, to discuss possible alternatives

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

Foreclosures

9075

Security Deed first set out above.
To the best knowledge and belief of the undersigned, the parties in possession of the property are Gina Brutus or tenant(s); and said property is more commonly known as 1836 Knight Circle, Loganville, GA 30052.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code

U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. deed.
WILMINGTON SAVINGS
FUND SOCIETY, FSB,
not in its individual capacity but solely as Owner Trustee of the Aspen
Income Trust, a
Delaware statutory trust
as Aftorney in Fact for
Gina Brutus
McMichael Taylor Gray,
LLC

LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 404-474-7149 MTG File No.: GA2023-00110

5:10,14,24,31,2023 GDP1380

GDP1380
gpn11
STATE OF GEORGIA
COUNTY OF
GWINNETT
NOTICE OF SALE
UNDER POWER
Because of a default under the terms of the Security Deed executed by
Charlotte E. Dudley to
Wells Fargo Bank, N.A.
dated July 31, 2012, and
recorded in Deed Book
S1547, Page 30, Gwinnett
County Records, said Security Deed having been
last sold, assigned, transferred and conveyed to
Specialized Loan Servicing LLC, securing a Note
in the original principal ing LLC, securing a Note in the original principal amount of \$131,446.16, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, June 6, 2023, during the legal hours of sale, before the Courtauring the legal hours of sale, before the Court-house door in said Coun-ty, sell at public outcry to the highest bidder for cash, the property de-scribed in said Deed, to-wit: The following described property

The following described property
All that tract or parcel of land lying and being in Land Lot 49 of the 5th District of Gwinnett County, Georgia, being Lot 89, Block "E", Unit 5, The Landings at River Park Subdivision, as per plat thereof recorded in Plat Book 51, Page 17, Gwinnett County, Gwinnett County Gwinnett Co

Records, which plat is incorporated herein by reference
Said property is known
as 535 Clearwater PI,
Lawrenceville, GA 30044,
together with all fixtures
and personal property at
tached to and constituting a part of said property, if any.
Said property will be sold
subject to any outstanding ad valorem taxes (including taxes which are
a lien, whether or not
now due and payable),
the right of redemption
of any taxing authority,
any matters which might
be disclosed by an accurate survey and inspection of the property, any
assessments, liens, encumbrances, zoning ordinances, restrictions,
covenants, and matters
of record superior to the of record superior to the Security Deed first set out above.

out above.

The proceeds of said sale will be applied to the payment of said indebtedeness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.

Attorneys and Counselors

Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA 30346 (770) 220-2535/jw

GDP1415
gpn11
Notice of Sale Under
Power. State of Georgia,
County of GWINNETT.
Under and by virtue of
the Power of Sale contained in a Deed to Secure Debt given by SALIM S SHERMOHAMMED A MARRIED
PERSON to WELLS
FARGO BANK, N.A.,
dated 10/23/2009, and
Recorded on 11/04/2009 as
Book No. 49785 and Page
No. 0116, GWINNETT
County, Georgia records,
as last assigned to
WELLS FARGO BANK,
N.A. (the Secured Creditor), by assignment, conveying the after de-GDP1415 tor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$257,224.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the GWINNETT County Courthouse withrightes induder to cosh at the GWINNETT County Courthouse within the legal hours of sale on the first Tuesday in June, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 22 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA BEING LOT 124, BLOCK B, BRIGHT WATER SUBDIVISION, PHASE V, AS PER PLAT BOOK 83, PAGES 143 144, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REF PLAT IS INCORPORAT-FED HEREIN BY REF-ERENCE AND MADE A PART HEREOF. The debt secured by soid beed to Secure Debt has been and is hereby de-clared due because of, among other possible events of default, failure to pay the indebtedness

9075 Foreclosures as and when due and in the manner provided in the Note and Deed to Se-cure Debt. Because the debt remains in default, this sale will be made for debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by low, including aftorneys fees (notice of intent to collect attorneys fees having been given). WELLS FARGO BANK, N.A. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. WELLS FARGO BANK, N.A., acting on behalf of and, as necessary, in consultation with WELLS FARGO BANK, N.A. (the current investor on the loan), is the entity with the full authority to negotiate mend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, WELLS FARGO BANK, N.A. may be contacted at: WELLS FARGO BANK, N.A. may be contacted at: WELLS FARGO BANK, N.A. 3476 STATEVIEW BLVD, FORT MILL, SC 29715, 800 288 3212. Please note that, pursuant to O.C.G.A. § 44 14 162.2; the

that, pursuant to O.C.G.A. § 44 14 162.2, the

cy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to 0.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial 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 status of the loan as provided in the preceding paragraph. WELLS FAR GO BANK, N.A. as Attorney in Fact for SALIM SHERMOHAMMED A MARRIED PERSON. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECTOR ANDERT ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY
INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. 00000009757659
BARRETT DAFFIN
FRAPPIER TURNER &
ENGEL, LLP 4004 Belt
Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.
5/10,17,24,31,2023

law. The sale will be conduct-

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of The Representative of the Estate of Charlotte E. Dudley, successor in interest or tenant(s). Specialized Loan Servicing LLC as Attorney-in-Fact for Charlotte E. Dudley File no. 23-079972 LOGS LEGAL GROUP LLP*

(770) 220-2333/W
https://www.logs.com/
*THE LAW FIRM IS
ACTING AS A DEBT
COLLECTOR. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. 10 14 21 2002

5:10,14,24,31,2023

Foreclosures

subject property known as 3420 COOPER WOODS DRIVE, LOGANVILLE, GEORGIA 30052 is/are: CHRISTOPHER S MOORE AND JULIE A MOORE or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; and (2) final confirmation and audit of the status of the loan confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. WILMING-TON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STAN. WICH MORTGAGE LOAN TRUST J as Attorney in Fact for CHRISTOPHER S MOORE AND JULIE A MOORE. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. To obtain options and alternatives to foreclosure please contact Carrington Mortagge Services, LLC directly, full free by the following telephone number: (800 561 4567). 0000000977208 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398. 510,17,24,31,2023

5/10,17,24,31,2023 GDP1422
gpn11

Notice of Sale Under
Power. State of Georgia,
County of GWINNETT.
Under and by virtue of
the Power of Sale contained in a Deed to Secure Debt given by
WILLIE HARRIS to
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
(MERS) AS NOMINEE
FOR HOMEOWNERS
FINANCIAL GROUP
USA, LLC, dated
05/10/20/21, and Recorded
on 05/12/20/21 as Book No.
58/721 and Page No. 00411,
GWINNETT County,
Georgia records, as last
assigned to PENNYMAC
LOAN SERVICES, LLC
(the Secured Creditor),
by assignment, conveying the after described
property to secure a
Note of even date in the
original principal amount
of \$295,103.00, with interest at the rate specified
therein, there will be GDP1422

original principal amount of \$295,103.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the GWINNETT County Courthouse within the legal hours of sale on the first Tuesday in June, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 69 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOTS 65, BUILDING A, GLADSTONE LANDING SUBDIVISION, AS PER PLAT RECORDED IN PLAT BEOCRED IN PLAT BOOK 145, PAGE 273 GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. The debt secured by soil per soil of the property of the secured by soil per the soil of the secured by soil per soil DESCRIPTION. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attorneys fees (notice of intent to collect attorneys fees having been given). PENNYMAC LOAN SERVICES, LLC holds the duly endorsed Note and is the current asignee of the Security Deed to the property. PENNYMAC LOAN SERVICES, LLC, acting on behalf of and, as necessary, in consultation with PENNYMAC LOAN

NO. 0165, AS AFFECTED BY MODIFICATION AGREEMENTS BOOK 55071, PAGE 319, AND BOOK 60343, PAGE 239, GWINNETT COUNTY, Georgia records, as last assigned to WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST J (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$164,902.00, with interest at the rate specified therein, there will be sold by the undersigned of public outcry to the highest bidder for cash at the GWINNETT County Courthouse within the inglies bidder for cash of the GWINNETT County Courthouse within the legal hours of sale on the first Tuesday in June, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 133 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING KNOWN AS LOT 51, BLOCK A, COOPER WOODS SUBDIVISION, AS MORE PARTICULARLY DESCRIBED ON PLAT OF SURVEY RECORDED IN PLAT BOOK 95, PAGES 155, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND SERVICES, LLC, ucining on behalf of and, as necessary, in consultation with PENNYMAC LOAN SERVICES, LLC (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan Pursuant to O.C.G.A. § 44 14 162.2, PENNYMAC LOAN SERVICES, LLC may be contacted at: PENNYMAC LOAN SERVICES, LLC, 3043 TOWNSGATE ROAD, SUITE 200, WESTLAKE VILLAGE, CA 91361, 866 549 3583. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or that, pursuant to O.C.G.A. § 44 14 162.2; the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 1849 PARK LAND LN, SNELLVILLE, GEORGIA 30078 is/are: WILLIE HARRIS or tenant/tenants. Said property will be sold subject to (a) any outstanding advalorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superincluding, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) conducted subject to (1) conducted subject to (2) conducted subject to (3) conducted subject to (3) conducted subject to (3) conducted subject to (4) conducted subject to (5) conducted subject to (6) conducted subject to (7) conducted

EDD HEREIN AND
MADE A PART HERE
OF BY REFERENCE.
The debt secured by soid
Deed to Secure Debt 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 manner provided in
the monner provided in
the monner provided in
the monner provided in
the purpose of paying the
same and all expenses of
this sale will be made for
the purpose of paying the
same and all expenses of
this sale, as provided in
the Deed to Secure Debt
and by law, including aftorneys fees (notice of intent to collect attorneys
fees having been given).
WILMINGTON SAVINGS
FUND SOCIETY, FSB,
AS TRUSTEE OF STANWICH MORTGAGE
LOAN TRUST J holds
the duly endorsed Note
and is the current
signee of the Security
Deed to the property.
CARRINGTON MORTGAGE SERVICES, LLC,
acting on behalf of and,
as necessary, in consultation with WILMINGTON SAVINGS FUND
SOCIETY, FSB,
STRUSTEE OF STANWICH MORTGAGE
LOAN TRUST J (the current investor on the
loan), is the entity with
the full authority to negotiate, amend, and modify
all terms of the loan.
Pursuant to O.C.G.A. § 44
1 162.2, CARRINGTON
MORTGAGE
SER
VICES, LLC, 1600
SOUTH DOUGLASS
ROAD, SUITE 200
ANAHEIM, CA 92806, 800
561 4567. Please note
that, pursuant to
O.C.G.A. § 44 1 162.2, the

holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonivuldicial 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 status of the loan as provided in the preceding paragraph. PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for WILLIE HARRIS. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the

Foreclosures COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PUR-USEU FOR THAT PURPOSE. 000000976938 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Rood, Suite 100 Ad-dison, Texas 75001 Tele-phone: (972) 341 5398.

5/10,17,24,31,2023 GDP1423 gpn11
Notice of Sale Under Power. State of Georgia, County of GWINNETT. Under and by virtue of the Power of Sale continued in a Deed to Secure Debt given by Di-ANA E. JERNIGAN AND TRACY S. JERNIGAN AND TRACY S. JERNIGAN, C. (MERS) AS NOMINEE FOR SUNSHINE MORTGAGE CORPORATION, dated 09/27/2004, and Recorded on 10/14/2004 as Book No. 40/211 and Page No. 09/2, GWINNETT County, Georgia records, as last sasigned to WELLS FARGO BANK, N.A. (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$116,000.00, with interest at the rate specified therein, there will be sold by the undersigned the Highest bidder for cash at the GWINNETT County Courthouse within the legal hours of sale on the first Tuesday in June, 20/23, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 83 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING IN LAND LOT 83 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING IN LAND LOT 83 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING IN LAND LOT 83 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING IN LAND LOT 83 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING IN LAND LOT 83 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 23, WHICH THE COUNTY, GEORGIA, GWINNETT COUNTY, GEORGIA, GWINNETT COUNTY, GEORGIA, GWINNETT COUNTY, GEORGIA, GWINNETT COUNTY, GEORGIA, GEORGIA, WHICH

RÉCORDS, WHICH
PLAT IS INCORPORATED HEREIN AND
MADE A PART HEREOF BY REFERENCE
FOR A MORE DETAILED DESCRIPTION
AND BEING MORE
PARTICULARLY
BOUNDED AND DESCRIBED AS
FOLLOWS:
BEGINNING AT A FOLLOWS:
BEGINNING
AT A
POINT IN THE WESTERN LINE OF THE
CUL DE SAC OF GRAYLAND HILLS COURT
(50' RIGHT OF WAY)
SAID POINT BEING
THE COMMON POINT
OF LOT 27 AND LOT 28,
BLOCK "D" OF GRAYLAND HILLS SUBDIVISION UNIT 3 AND THE
WESTERN RIGHT OF
WAY OF GRAY-LAND
HILLS COURT;
THENCE FROM SAID
POINT AND LEAVING
THE RIGHT OF WAY
OF GRAY-LAND
HILLS COURT;
THENCE FROM SAID
POINT AND LEAVING
THE RIGHT OF WAY
OF GRAY-LAND
HILLS COURT WITH THE LOT
LINE OF LOT 27 AND
LOT 28, SOUTH 85 DE
GREES 22 MINUTES 19
SECONDS WEST, 66.00'
TO AN IRON PIN;
THENCE FROM SAID
IRON PIN AND CONTINUING WITH THE
COMMON LOT LINE,
NORTH 51 DEGREES
01 MINUTE 31 SECONDS WEST, 66.21' TO
AN IRON PIN; THENCE
FROM SAID IRON PIN
AND CONTINUING
WITH THE COMMON LOT
LINE, NORTH 25
DEGREES 46 MINUTES
61 MINUTE 31 SECONDS WEST, 86.21' TO
AN IRON PIN; THENCE
FROM SAID IRON PIN
AND CONTINUING
WITH THE COMMON LOT
LINE, NORTH 25
DEGREES 46 MINUTES
48 SECONDS WEST,
146.00' TO A POINT AT
THE EDGE OF PEW
CREEK; THENCE
FROM SAID POINT
AND FOLLOWING THE
MEANDERS OF PEW
CREEK; IN A NORTHEASTERLY DIRECTION, 85' MORE OR
LESS TO A POINT CORNER TO LOT 28 AND
LOT 27, BLOCK B" OF
GRAYLAND HILLS
SUBBIVISION, UNIT 3 AD
THENCE FROM SAID
THENCE

THENCE FROM SAID
POINT AND WITH THE
COMMON LOT LINE,
SOUTH 24 DEGREES
64 MINUTES 13 SECONDS EAST, 155.99' TO
A MANHOLE; THENCE
FROM SAID MANHOLE, SOUTH 51 DEGREES 01 MINUTES
31 SECONDS EAST,
105.40' TO AN IRON PIN
INTHE RIGHT OF WAY
OF GRAYLAND HILLS
COURT; THENCE
FROM SAID IRON PIN
AND FOLLOWING
THE RIGHT OF WAY
OF GRAYLAND HILLS
COURT ALONG
AND FOLLOWING
THE RIGHT OF WAY
OF GRAYLAND HILLS
CURVE HAVING
A RADIUS OF 50.00'
AND A DELTA OF
38.00', SOUTH 16 DEGREES 53 MINUTES 07
SECONDS WEST, A
CHORD DISTANCE OF
37.09' TO A POINT COR
NER TO LOT 27 AND
LOT 28, BLOCK "D",
GRAYLAND HILLS
SUBDIVISION, UNIT 3;
SAID IRON PIN BEING
THE POINT OF BEGING
THE POINT OF BEGING
THE SURVEY OF SOLAR
LAND SURVEY
ING COMPANY DATED
JUNE 13, 1994, WIMER
BENTON
JONES, JR. R.L.S. NO.
2384. THE BENTON
JONES HE BENTON
JONES HE BENTON
JONES, JR. R.L.S. NO.
2384. THE BENTON
JONES, JR. R.L.S. NO.
2384. THE BENTON
JONES HE BENTON
JONES among other possible events of default, failure events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including atterneys fees (notice of intent to collect afformeys fees having been given). WELLS FARGO BANK, N.A. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. WELLS FARGO BANK, N.A., acting on behalf of and, as necessary, in consultation with WELLS FARGO BANK, N.A. (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan, Pursuant to O.C.G.A. § 44 14 162.2, WELLS FARGO BANK, N.A. may be contacted at: WELLS FARGO BANK, N.A. and be contacted at: WELLS FARGO BANK, N.A., 3476 STATEVIEW BLVD, FORT MILL, SC 29715, 800 288 3212. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the partyparties in possession of the subject property known as 113 GRAYLAND to, assessments, liens, encumbrances, zoning encumbrances, zoning ordinances, easements, restrictions, covenants, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the tus of the loan with the holder of the security deed. Pursuant to tus of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of iudicial and nonjudicial 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 status of the loan as provided in the preceding paragraph. WILMING-TON TRUST, NATION, NOT IN ITS INDIVIDUAL CA-PACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2016 1 as Attorney in Fact for V RENEE WRIGHT. THIS LAW FIRM IS ACTING AS A DEBT COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 000000008023236 ties in possession of the subject property known as 113 GRAYLAND HILLS COURT, LAWRENCEVILLE, GEORGIA 30046 is/are: DIANA E. JERNIGAN AND TRACY S. JERNIGAN OF tenant/renants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet

are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accu-

rate survey and inspec-tion of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out

9075 Foreclosures above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easezoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of

Georgia, the Deed Under Foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. WELLS FARGO BANK, N.A. as Attorney in Fact for DIANA E. JERNIGAN AND TRACY S. JERNIGAN. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000009550070 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.

5/10,17,24,31,2023

GDP1424 GDP1424
gpn11
Notice of Sale Under
Power. State of Georgia,
County of GWINNETT.
Under and by virtue of
the Power of Sale contained in a Deed to Secure Debt given by V
RENEE WRIGHT to
FIRST FRANKLIN FONANCIAL CORP., SUBSIDIARY OF NATIONAL
CITY BANK OF INDI-NANCIAL CORP., SUB-SIDIARY OF NATIONAL CITY BANK OF INDI-ANA , dated 04/22/204, and Recorded on 07/12/2004 as Book No. 39016 and Page No. 84, GWINNETT County, Georgia records, as last assigned to WILMING-TON TRUST, NATION-AL ASSOCIATION, NOT IN ITS INDIVIDUAL CA-PACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2016 1 (the Secured Creditor), by assignment, convey-ing the after described property to secure a Note of even date in the original principal amount of \$150,000.00, with inter-est at the rate specified or \$130,000., With Inferest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the GWINNETT County Courthouse within the legal hours of sale on the first Tuesday in June, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 2 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, SWEETBRIAR CROSSING, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 69, PAGE 221, GWINNETT COUNTY, GEORGED IN PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE AND BEING IMPROVED PROPERTY KNOWN AS 289 SWEETBRIAR WALK, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events and the manner provided in the manner provided in the mothe and Deed to Secure Debt. Because the debt. remains in default, this sale will be made for the purpose of paying the same and all expenses of this cale are provided in same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2016 1 holds the duly endorsed Note and is the current assignee of the Security Deed to the property. FAY SERVICING LLC, acting on behalf of and, as necessary, in consultation with WILMINGTON TRUST, NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL INTERIOR WILMINGTON TROST,
WILMINGTON TROST,
NATTONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY,
BUT SOLELY AS
TRUSTEE FOR MFRA
TRUST 2016 1 (the current investor on the
loan), is the entity with
the full authority to negotide, amend, and modify
all terms of the loan
Pursuant to O.C.G.A. § 44
14 162.2, FAY SERVICING LLC may be contacted at: FAY SERVICING LLC may be contacted at: FAY SERVICING LLC, 425 S. FINANCIAL PLACE, SUITE
2000, CHICAGO, IL 66065,
800 495 7166. Please note
that, pursuant to
O.C.G.A. § 44 14 162.2, the
secured creditor is not
required to amend or
modify the terms of the
loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the
sublect property know
as 2989 SWEETBRIAR
WALK, SNELLVILLE,
GEORGIA 30039 is/are:
V RENEE WRIGHT or
tenant/fenants. Said
property will be sold subicet to (a) any outstanding ad valorem taxes (including taxes which are
a lien, but not yet due
and payable), (b)
matters of record superior to the Deed to Secure
bebt first set out above,
including, but not limited Because of a default under the terms of the Security Deed executed by Melissa D. Gonzalez to

9075 Foreclosures BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.
5/10,17,24,31,2023

GDP1425

GDP1425
gpn11
TS # 2023-05151-GA
Notice Of Sale Under
Power
Georgia, Gwinnett County Under and by virtue of
the Power of Sale contained in that certain Security Deed given by Anthony Staples, a Married
Man as Sole Owner to
Mortgage Electronic
Registration Systems,
Inc., as Grantor, as nominee for Semper Home
Loans, Inc., a Rhode Island Corporation, its successors and assigns, dated 3/5/2014, and recorded
on 3/11/2014, in Instrument No.: 0017231, Deed
Book 52816, Page 0858,
Gwinnett County, Georgia records, as last assigned to Freedom Mortgage Corporation by assignment recorded on
7//2/2018 in Deed Book
55979, Page 0293, conveying the after-described
property to secure a
Note in the original principal amount
§ 233.653.00, with interest Note in the original principal amount of \$235,653.00, with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on 6/6/2023, the following described property: All County, Georgia, wimin the legal hours of sale on 6/6/2023, the following described property: All That Tract Or Parcel Of Land Lying And Being In Land Lot 169 Of The 5th District, Gwinnett County, Georgia, Being Lot 178, Block A, Of Wheatfields Reserve FKA Wheatfields Crossing Subdivision, Unit 2, Pland Revised In Plat Book 112, Pages 212-214, And Revised In Plat Book 112, Pages 212-214, And Revised In Plat Book 112, Pages 212-214, And Revised In Plat Book 115, Pages 129-131, Georgia Records, Which Plat Is Incorporated Herein And Made A Part Hereof By This Reference Said Property Being Known As 147 Cypress Cove Court According To The Present System Of Numbering Houses In Gwinnett County, Georgia. Said property is commonly known as 147 Cypress Cove Court Grayson, GA 30017 The indebtedness 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 Note and Security to pay the indebtedness as and when due and in the manner provided in the manner provided in the manner provided 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 the sale, as provided in the Security Deed and by law, including attorneys' fees (notice of intent to collect attorneys' fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Freedom Mortgage Corporation, Attention: Loss Mitigation Department, 10500 Kincaid Drive Fishers, IN 46037, Telephone No.: 855-690-5900. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend, or modify the terms of the security instrument. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are ad valorem taxes (in-cluding taxes which are a lien, whether or not now due and payable), any matters which might be disclosed by an accu-rate survey and inspec-tion of the property, any assessments, liens, en-cumbrances, zoning ordi-nances, restrictions, covenants, and any other matters of record superi-or to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the best knowledge and belief of the undersigned, the party (ies) in possession of the property is (are) Anthony Staples or tenant(s) or other occupants. The sale will be conducted subject to (1) confirmation that sale is not prohibited under the U.S. Bankruptcy Code, (2) final confirmation and audit of the states of the security Deed, and (3) any right of redemption or other lien not extinguished by foreclosure. The sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being Freedom Mortgage Corporation as Attorney in Fact for Anthony Staples. Nestor Services, LLC, 2850 Redhill Ave, Suite 240, Santa Ana, CA 92705, (888) 403-4115, TS # 2023-05151-GA For sale information, visit: https://www.nestortrustee.com/sales-information or call (888) 902-3999, 5/10,17,24,31,2023 belief of the undersigned,

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Mortgage Electronic Registration Systems, Inc. as nominee for Ev-erett Financial, Inc. DBA erett Financial, Inc. DBA Supreme Lending dated December 27, 2010, and recorded in Deed Book 50496, Page 182, as last modified in Deed Book 54842, Page 83, Gwinnett County Records, said Se-curity Deed having been curity Deed having been last sold, assigned, transferred and conveyed to Wells Fargo Bank, NA. securing a Note in the original principal amount of \$79,524.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, June 6, 2023, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, towit: All that tract or parcel of land lying and being in Land Lots 134 and 145 of the 7th District, Gwinnett County, Georgia, being Lot 7, Block A, Crestworth Village, Unit One, as per lat recorded in Plat Book 59, page 114, Gwinnett County, Georgia, being Lot 7, Block A, Crestworth Village, Unit One, as per lat recorded in Plat Book 59, page 114, Gwinnett County records, said plat being incorporated herein by reference thereto. Said property is known as 2732. Crestworth Lane, Buford, GA 30519, together with all fixtures and personal property will be sold subject to any outstanding advalorem taxes (including taxes which are a liny. Said property will be sold subject to any outstanding advalorem taxes (including taxes which are a liny. Said property was the disclosed by an accurate survey and