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<text><text><text><text><text><text><text></text></text></text></text></text></text></text>	<text></text>	0075	0075	0075	0075	0075	0075	0075	0075	0075
<text></text>										
<text><text><text><text><text><text></text></text></text></text></text></text>		recorded in Deed Book	BOOK 107, PAGE 300	may be liens upon said	Norris Lake Shores Sub-	FORMATION OB-	same and all expenses of	The sale will be conduct-	SHIP AND NOT AS	been and is hereby de-
<text></text>		as last transferred to or	PAGE I, GWINNETT COUNTY, GEORGIA	outstanding taxes, as- sessments and other	cording to plat recorded at Plat Book G, Page 19,	POSE. 1154-2414A	collect attorneys fees	not prohibited under the	BY DEED FROM JAMES MICHAEL CAS-	among other possible events of default, failure to
		Trust National Associa-	PLAT IS INCORPORAT-	curity deed being fore-	Records, which refer-		Said property will be sold	and (2) final confirma-	CASTEEL RECORDED	and when due and in the
<text></text>	<text></text>	Capacity But Solely As	MADE A PART HERE-	hereby. To the best	pose of incorporating	gdp1244	any outstanding ad	tus of the loan with the	BOOK 55310 PAGE 822, IN THE OFFICE OF	Note and Security Deed.
<text></text>	<text></text>	conveying the afterde-	This sale will be made subject to any right of	the undersigned, the above-described property	in, more particularly de- scribed as follows:	COUNTY OF GWIN-	(including taxes which are a lien, whether or not	O.C.G.A. Section 9-13-	THE CLERK OF THE SUPERIOR COURT OF	in default, this sale will be
<text></text>	<text><text><text><text><text><text></text></text></text></text></text></text>	cure a Note in the origi-	America to redeem the	borrower and/or other	set on the Southeasterly	NOTICE OF SALE UN-	(2) the right of	certain procedures re-	GEORGIA.	paying the same and all expenses of this sale, as
	<text><text><text><text><text></text></text></text></text></text>	\$223,500.00, with interest at the rate specified	property within 120 days	and acquiescence of the borrower.	foot right-of-way) 789.80 feet Northeasterly from	Pursuant to the power of sale contained in the Se-	authority; (3) any mat- ters which might be dis-	judicial and non-judicial sales in the State of	Our file no. 22-09322GA – FT2	Deed and by law, including
<text></text>	<text></text>	sold by the undersigned	certain outstanding fed-	44-14-162.2, the name, ad-	intersection of the South-	LARRY E	survey and inspection of	Power and other foreclo-		intent to collect attorney's fees having been given).
	<text></text>	highest bidder for cash	The debt secured by said	ber of the person or enti-	Drive and the Northerly	GAGE ELECTRONIC	any assessments, liens,	be provided until final	Gpn11 gdp1249	Carrington Mortgage Ser- vices, LLC holds the duly
	<text></text>	Georgia (or such other	and is hereby declared due because of, among	thority to negotiate, amend, or modify all	thence running North 32§	BENEFICIARY, AS	ordinances, restrictions, covenants, and matters	the status of the loan as provided immediately	Notice of Sale Under Power	current assignee of the
	<text></text>	Order of the Superior	default, failure to pay the	scribed mortgage is as	50.07 feet along the	TRYWIDE HOME	Security Deed first set	PNC Bank, National As-	County of Gwinnett	erty. Carrington Mortgage
<text></text>	<text></text>	within the legal hours of sale on June 6, 2023 (be-	when due and in the manner provided in the	Freedom Mortgage Cor- poration	Joseph Drive to an iron pin found; thence run-	inal principal amount of \$148,000.00 dated May 6,	Said sale will be conduct- ed subject to the follow-	merger to RBC Bank (USA), formerly known	Power of Sale contained in	with the full authority to ne- gotiate, amend, and modi-
<text></text>		said month unless said	The debt remaining in	Suite 175	and distances: South 49§	Deed Book 32523, Page	that the sale is not	agent and Attorney in	Guillermo Garcia to Mort- gage Electronic Registra-	Pursuant to O.C.G.A. §44-
		Holiday, in which case	made for the purpose of	855-690-5900	35.40 feet; South 53§	records, said Security Deed being last trans-	Bankruptcy Code; and	Aldridge Pite, LLP, Six Piedmont Center, 3525	nominee for Countrywide	gage Services, LLC may
		following described prop-	provided in the Security	O.C.G.A. § 44-14-162.2	28' 28"	NATIONAL ASSOCIA-	the loan with the holder	Suite 700, Atlanta, Geor-	cured Creditor), dated March 3, 2006, and	790-9502 or by writing to 1600 South Douglass
 M.G. ADD, BEHKE, H.J. B. Stranger, K.M. Sonor, K.M. S		ALL THAT TRACT OR	ing attorneys fees (notice	require Freedom Mort-	28' 28" East	60441, Page 104, Gwinnett	The name, address, and	1434-2231A	Recorded on March 24, 2006 as Book No. 46299	A. Anaheim. CA 92806-
	<text></text>	ING AND BEING IN LAND LOT 52 OF THE	neys fees having been given).	gotiate, amend, or modi- fy the terms of the Secu-	ning South 32§ 37' 09" West 44.06 feet;	public outcry to the high-	individual or entity who has full	BE ACTING AS A DEBT COLLECTOR AT-	and Page No. 201, Gwin- nett County, Georgia	pursuant to O.C.G.A. §44-
 BLOCK, D. P. ALTAR BURNER, B. A. JANGE BURNER, B. J. JANGE BURNER, B. JANGE BURNER, B. JANGE BURNER, B. JANGE <		NETT COUNTY, GEOR-	monly known as 1776 Se-	in.	53' 17" West	fore the Courthouse door	amend, and modify all	LECT A DEBT. ANY IN-	ter- described property to	creditor is not required to amend or modify the terms
	<text></text>	BLOCK B, PLANTA- TION FOREST SUBDI-	Lawrenceville, GA 30043	poration as Attorney in Fact for William	thence North 36§ 41' 08" West 67.96 feet	other place as lawfully designated, within the le-	as follows: PNC Mortgage	TAINED WILL BE USED FOR THAT PUR-	date in the original princi- pal amount of	knowledge and belief of
 PAGE J. GWINHETT W. J. GWI GWI GWI GWI GWI GWI GWI GWI GWI GWI		PER PLAT RECORDED	tached to and constitut-	tact:	ning North 39§ 05'	June 06, 2023, the proper-	Miamisburg, OH 45342	05/10/2023, 05/17/2023,	at the rate specified there-	party/parties in posses-
 HECOPS: M. MAILES HE us during and her subject rooms of the subject		PAGE 41, GWINNETT	ty, if any. To the best	Suggs, PLLC	thence running North 52§	and described as follows:	4120611209) Note that pursuant to	Gpn11	rington Mortgage Ser-	ty known as 455 NAPA VALLEY LANE,
AADE, FART UEEE FUNCeff v is order is order is weather the order of viscori the	 Appendix Appendix appendix	RECORDS, WHICH PLAT IS INCORPORAT-	the undersigned, the par- ty (or parties) in posses-	Building 100 Peachtree Corners, GA	93.53 feet to a point; thence running North 55§	PARCEL OF LAND LY- ING AND BIENG IN	O.C.G.A. § 44-14-162.2, the above individual or enti-	NOTICE OF SALE UN-	that is or to be recorded in the Gwinnett County,	30045 is/are: Shayla A.
 ENC. Bundar or ison in horszog. Bundar or ison	 ENC. S. Marker of theorem of the second part of the secon	MADE A PART HERE-	erty is (are): Pearlene	Phone: 404-793-1447	38.65 feet to an iron pin	164 OF THE 6TH DIS-	law to negotiate, amend,	GEORGIA, GWINNETT	will be sold by the under-	or tenant/tenants. Said
 and if inversel, weak will be set or resource for the comparison of the	 Add P allow down a special province with a loss of the control of th	ENCE. The debt secured by said	Bingley or tenant or ten-	23GA373-0022 THIS COMMUNICATION	side of Joseph Drive and the point of beginning.	COUNTY, GEORGIA, CONTAINING 1.00	the mortgage. THIS LAW FIRM IS	Under and by virtue of the Power of Sale con-	the highest bidder for cash	ject to (a) any outstanding
 additional problem centres in and how full additional problem centres in a problem centre in a prob	 The proble provise of all objects of the provise of t	and is hereby declared	vicing is the entity or in-	LECTOR ATTEMPTING	MR/i.d 6/6/23	AND BEING MORE	COLLECTOR AT-	given by Robert Taylor	Courthouse within the le- gal hours of sale on the	but not yet due and
 Indextenders in a numer provide all min by being by large general wave and by large	 Adde or other services Adde or other ser	other possible events of default, failure to pay the	shall have full authority	COLLECT A DEBT. ANY INFORMATION	FT7 05/10/2023, 05/17/2023,	SCRIBED AS FOLLOWS: TO FIND	LECT A DEBT. ANY INFORMA-	Mortgage Electronic Registration Systems,	2023, the following dé-	which might be disclosed
 Inverse of Security Deed Inverse of Security	 In the scheme in the purpose of the purpose of the scheme in the purpose of the scheme in	when due and in the	mortgage.	USED FOR THAT	05/24/2023, 05/31/2023.	POINT OF BEGINNING,	BE USED FOR THAT	nee for BBMC Mortgage,	tract or parcel of land lying	inspection of the property, and (c) all matters of
default, this sole will be proving the sone and covering the sone and covering the sone. base 3257.00 million Compliance sone Compliance sone <t< td=""><td> Hermit hus nice wild be scherich of a scheric</td><td>Note and Security Deed. The debt remaining in</td><td>vicing PO Box 10826</td><td>05/10/2023, 05/17/2023,</td><td></td><td>CATED AS THE COM- MON LAND LOT</td><td>PNC BANK, NATIONAL ASSOCIATION,</td><td>Bank Group, its succes- sors and assigns, dated</td><td>nett County, Georgia, be-</td><td>curity Deed first set out</td></t<>	 Hermit hus nice wild be scherich of a scheric	Note and Security Deed. The debt remaining in	vicing PO Box 10826	05/10/2023, 05/17/2023,		CATED AS THE COM- MON LAND LOT	PNC BANK, NATIONAL ASSOCIATION,	Bank Group, its succes- sors and assigns, dated	nett County, Georgia, be-	curity Deed first set out
 dzesnies of this sale, as preuidred by live to nice of state UN- provided in the security provided in the security provide in the security pro	 consisting of this basis, or producted by low to meet producted by low to meet p	made for the purpose of	Note, however, that such		NOTICE OF SALE UN-	LOTS 169, 170, 164, AND	LARRY E CLOVER	recorded in Deed Book	Stone Mill Subdivision,	limited to, assessments,
Deed and by low. Include persone free horving been persone horving been	Deed and by low, fichide the terms of the law. The constraints have and by low. The constraints have and	expenses of this sale, as	required by law to nego-	NOTICE OF SALE UN- DER POWER	NETT COUNTY Pursuant to the Power of	THE LAND LOT LINE DIVIDING LAND	Schneid, Crane & Partners, PLLC	County, Georgia Records and as modified by that	ed in Plat Book 12, Page 16, records of Gwinnett	ments, restrictions,
 Bers noving bes having bes having bes inding ad valorem tox, as and valorem tox, and to the local valorem tox, as and valorem tox, as and valorem tox, as and valorem tox, as and valorem tox, and to the local valorem tox, as and valorem tox, and tox as and valorem tox, as and valorem tox as a	 Bern M. Flores and Langer M. State Langer M. Stat	ing attorneys fees (notice	the terms of the loan. Said property will be sold	COUNTY	rity Deed given by Shar-	SOUTH 59 DEGREES 33	Road	certain Loan Modifica- tion Agreement recorded	plat is by reference incor-	will be conducted subject
monity known as 2241 due and payobie), (b) un ond Lapine Discussion inc., as grantee, as include and payobie), (b) un ond Lapine Discussion inc., as grantee, as include and payobie and with the discussion inc., is grantee, as include and payobie and with the discussion inc., is grantee, as include and payobie and with the discussion inc., is grantee, as include and payobie and with the discussion inc., is grantee, as include and payobie and with the discussion inc., is grantee, as include and payobie and with the discussion inc., is grantee, as include and payobie and with the discussion inc., is grantee, as include and payobie and with the discussion inc., is grantee, as include and inc., is grantee, as include and include the manner provide and with the manner provide and the prover and the prove	 methy frame methy fr	neys fees having been given).	standing ad valorem tax- es (including taxes which	the Power of Sale con- tained in a Security Deed	maine S Anthony to Mortgage Electronic	SECONDS WEST 660.8 FEET TO A POINT;	Duluth, GA 30097 Phone: 470.321.7112	Georgia Records, as last	a part hereof. Tax ID: R5110 123 The debt se-	sale is not prohibited un- der the U.S. Bankruptcy
GA 3078-144 together with all fixtures and per- sound construinties and	GA. 3078-1448 together bits hor constitutive a line meet for constitutive a line <	monly known as 2341	are a lien, but not yet due and payable), (b) un-	given by Floyd C Dixon	Inc., as grantee, as nomi-	SAID LAND LOT LINE	LiV	Mortgage LLC D/B/A Mr.	cured by said Security Deed has been and is	mation and audit of the
sonal property attached to and constituting party and beiled property attached to and constituting party and beiled property attached to and constituting party and beiled property and and beiled property and and and beiled property and beiled property and beiled property and beiled property and and and beiled property and an	sonal property attached whether due and poyable meet for Gounty Wilds and recorded in the formation of the difference of	GA 30078-4148 together	bills that constitute a lien	Registration Systems,	gage, LLC, its successors and assigns dated	MINUTES EAST ALONG THE NORTHEASTER-	05/24/2023, 05/31/2023.	recorded in Deed Book	cause of, among other	holder of the security deed. Pursuant to
rd solite property, if dry, by possible and which may carse spaning version of the weight of the wei	To the property. In grant process and the meaning provide a flam base means and the meaning provide a flam base me	sonal property attached to and constituting a part	whether due and payable or not yet due and	Home loans, Inc., its suc-	Deed Book 56739 Page	LY BOUNDARY	gdp1245	Records, conveying the	failure to pay the indebted- ness as and when due	which allows for certain
signed, the party (or par- ties) in possession of the subject property is fare: Estable thers which might be disclosed by an accu- rate surve and insect of the there which might be disclosed by an accu- rate surve and insect of the there which might be disclosed by an accu- rate surve and insect of the there which might be disclosed by an accu- rate surve and insect of the there which might be disclosed by an accu- rate surve and insect of the there which might be disclosed by an accu- rate surve and insect of the there which might be disclosed by an accu- rate surve and insect of the there which might be disclosed by an accu- rate surve and insect of the there which might be disclosed by an accu- rate surve and insect of the there which might be disclosed by an accu- rate surve and insect of the there which might be solution there surve and insect the security Deed strictions, LLC B. Suffect and the safet surve and insect the security Deed strictions, covenonts, and the bulk might be and the status of the security Deed strictions, covenonts, and the bulk might be and the status of the there will be solution the there w	sinced, the party (or par- ties) in possession of the same outboarty (rights) in possession of the same outboarts (rights) in possession of the same outboa	To the best knowledge	not be of record, (c) the	ed February 23, 2007,	Book 60016 Page 85 Gwin-	OWNED BY DRATON	DER POWER, GWIN-	to secure a Note in the	ed in the Note and Securi-	rescission of judicial and
subject property is dres; Establefleris of with inter-st streamed and model of the source and process. LC since with seven and all seven and all spreamed and model and audit of the status of processes of paying the streamed and model approximation and audit of the source and seven and all spreamed and model subject to (1) confir- required by law conduction streamed and audit of the source and seven and all spreamed and model subject to (1) confir- required by law conduction streamed and audit of the source and seven and all spreamed and model subject to (1) confir- required by law conduction streamed and audit of the source and seven and all spreamed and model subject to (1) confir- required by law conduction streamed and audit of the source and seven and all spreamed and model subject to (1) confir- required by law conduction streamed and audit of the source and seven and all spreamed and model subject to (1) confir- required by law conduction streamed and audit of the source and seven and all spreamed and audit of the source streamed and model and audit of the source and seven and all spreamed streamed and model and spreamed and model subject to (1) confir- required by law conduct streamed and model appreamed and model subject to (1) confir- required by law conduct streamed and model appreamed and model subject to (1) confir- required by law conduct streamed and model appreamed and model subject to (1) confir- required by law conduct streamed and model appreamed and model subject to (1) confir- required by law conduct streamed appreamed and model streamed and model appreamed and model streamed appreamed and model and there there and spreamed and model and there there appreamed and model and there appreamed and model and there there appreamed and model and there appreamed and model and there there appreamed and model and there appreamed and model and there appreamed and model and there appreamed and mode	studiet proberty as producting as provided in the status of the property control of the status of the control of the control of the status of the control of the status of the control of the status of the control of the control of the control of the control of the status of the control of the cont	signed, the party (or par- ties) in possession of the	any taxing authority, (d) any matters which might	47648, Page 731, Gwinnett County, Georgia	records; as last trans- ferred to or acquired by	FEET TO AN IRON PIN AND THE TRUE POINT	Sale contained in a Secu-	TEN	debt remains in default.	State of Georgia, the Deed Under Power and
and or tenants.(e)any assessments, including the entity or individual designated who shall have full authority to ne- groties, amend and moti- full terms of the sources regured by low to the secure a Note in the strictions, covenants, and how full authority to ne- groge.The Bank of New York, including to secure a Note in the strictions, covenants, and how full authority to ne- groge.The Bank of New York, including to secure a Note in the strictions, covenants, and how full authority to ne- groge.The Bank of New York, including to secure a Note in the strictions, covenants, and how full authority to ne- groge.The Bank of New York, including to secure a Note in the strictions, covenants, and how full authority to ne- groge.The Bank of New York, including to secure a Note in the strictions, covenants, and how full authority to ne- strictions, covenants, and resorded in the status, and strictions, covenants, and resorded in the status, and the status, and t	and or tendens. For Servicing, LLC is the significations covernes, the bank of New York. For Servicing, LLC P.O. For Servicing, LLC P.O. Foro	(are): Estate/Heirs of		ferred to The Bank of	ing, LLC, conveying the	THENCE ALONG THE	Tanon to RBC Centura	DOLLARS (\$310,000.00),	the purpose of paying the same and all expenses of	ments may not be provid-
The entity of individual zoning ordinances, re- designated who sails transferred to secure a vote in the sale sin to the sole will be conduct. Foy Servicing, LLC P.O. Foy Servicing, LLC P.O. Foy Servicing, LLC P.O. Foy Servicing, LLC P.O. Foy Servicing that set at the sale sin the transferred to zoning or again the rate spectral subject to (1) confirm- required by law to nego- trate area of including to individual is not required by law to nego- trate area of including to individual is not subject to: (a) any out- standing a value shill be conduct. Foy Servicing LLC P.O. Foy Servicing that set at the sale is not prohibited under the sale shill metrate spectral subject to (1) confirm- required by law to nego- trate and a value shill be conduct. Foy Servicing LLC P.O. Foy Servicing that set at the sole will be sole will be conduct. Foy Servicing that set at the sole will be sole will be sole will be sole will be sole will be sole will be sole will be sole will be sole will be sole will be sole	The entity of instructure intervalue in the security prediction is the security based in the rein. There, will be consumer that is the react of intervalue	ant or tenants. Fay Servicing, LLC is	(e) any assessments, liens, encumbrances,	The Bank of New York, as Trustee for the certifi-	to secure a Note in the original principal amount	BOUNDARY LINE OF PROPERTY NOW OF	recorded in Deed Book 48364 Page 640 Gwinnett	set forth therein, there will be sold at public out-	the Security Deed and by	and audit of the status of
griante, armend and modi- grage. Fay Servicing, LLC P.O. Box 814609 Dallas, TX 75381-4609 1-800-495-7166 Note, however, that the tasle is not prohibited under the entity or individual is not subject to: (a) any out- Standing d valorem tax- standing d valorem tax- standi	granter de mandarder verte de serverse fans seu tour beseurit y beste and modi- trait serverse de mandarder verte de serverse de mandarder de la public autor. Test de serverse de mandarder verte de serverse de mandarder de la public autor. Sector de serverse de serverse de mandarder verte de serverse de mandarder de la public autor. Sector de serverse de serverse de mandarder de la public autor. Sector de serverse de serverse de mandarder de la public autor. Sector de serverse	designated who shall	strictions, covenants, and	CWABS, Inc., Asset-	est at the rate specified	BY DRATON RAM- MICK, SOUTH 31 DF-	as last transferred to or	for cash before the court-	attorney's fees (no-	preceding paragraph. Funds used at sale shall
7531-4009-1-800-495-7166 Note, however, that such entity or individual is not required by law to nego- tiate, amend and udit of the sto- standing ad valorem tax- standing ad valorem tax- es (including taxes which are a lien, but not vet pud and payable), (b) un- pridi what has standing ad valorem tax- es (including taxes which are a lien, but not vet pud and non-judicial cry to the highest bidder proder of the court- to secure a Note in the standing ad valorem tax- es (including taxes which are a lien, but not vet pud and non-judicial cry to the highest bidder proder of the court- standing ad valorem tax- es (including taxes which are a lien, but not vet pud wter or sewage stale in the State (courts) the state in the state (7233-400 ⁺ 1400-957/164or the property indicidual is not required by law to negative required by law to the soft record (2) final confirma- tion and duilt of the soft law of the loan. the therms of the loan. the soft record (1) the soft record (1) the the terms of the loan. the individue lis not the terms of the loan.fract redescribed property the terms of the loan. the individue lis not the individue lis not the individue lis not the terms of the loan.fract redescribed property the terms of the loan. the individue lis not the individue lis n	gotiate, amend and modi-	or to the Security Deed first set out above.	ries 2007-1 by assignment recorded in Deed Book	sold by the undersigned at public outcry to the	GREES 28 MINUES EAST 218.0 FEET TO	successor by merger to	County, Georgia, or at such place as may be	been given). Carrington	payable to Bell Carrington
7531-4009-1-800-495-7166 Note, however, that such entity or individual is not required by law to nego- tiate, amend and udit of the sto- standing ad valorem tax- standing ad valorem tax- es (including taxes which are a lien, but not vet pud and payable), (b) un- pridi what has standing ad valorem tax- es (including taxes which are a lien, but not vet pud and non-judicial cry to the highest bidder proder of the court- to secure a Note in the standing ad valorem tax- es (including taxes which are a lien, but not vet pud and non-judicial cry to the highest bidder proder of the court- standing ad valorem tax- es (including taxes which are a lien, but not vet pud wter or sewage stale in the State (courts) the state in the state (7233-400 ⁺ 1400-957/164or the property indicidual is not required by law to negative required by law to the soft record (2) final confirma- tion and duilt of the soft law of the loan. the therms of the loan. the soft record (1) the soft record (1) the the terms of the loan. the individue lis not the terms of the loan.fract redescribed property the terms of the loan. the individue lis not the individue lis not the individue lis not the terms of the loan.fract redescribed property the terms of the loan. the individue lis not the individue lis n	Fay Servicing, LLC P.O.	ed subject to (1) confir-	County, Georgia	before the Courthouse	IRON PIN; THENCE	merly known as RBC	alternative, within the le-	holds the duly endorsed	Carrington Mortgage Ser- vices, LLC as Attorney in
entity or individual is not required by law to nego- tiate, amend or modify the terms of the loan with the stad property will be sold subject to: (a) any out- standing d valorem tax- es (including taxes which are a lien, but not yet paid water or sewage set sin the state of the state of the state of the state of the state state of the state of the state of the state of the state are a lien, but not yet paid water or sewage	entity or individual is not required by law to negative provided unit in the state amend or modify the terms of the loan, with the terms of the loan with the terms of the loan with the terms of the loan with the terms of the loan. So is the proverty will be sold property will be sold p	75381-4609 1-800-495-7166	not prohibited under the	after-described property to secure a Note in the	Georgia (or such other area as designated by	FEET TO AN IRON	the after-described prop- erty to secure a Note in	first Tuesday in June, 2023, the following de-	signee of the Security Deed to the property. Car-	and Ben E. Mason. Any in-
the terms of the loan. Said property will be sold property will be sold property will be sold of	the terms of the loan. bilder of the Security TWENTY-FIVE AND subject to: (a) any out- standing dv valorent var- are a lien, but not vet are a lien, but not vet are a lien, but not vet are a lien, but not vet bills that constitute a lien or not vet due and pavable), (b) un- paid water or sewage against the property whether due and pavable or not vet due and binors of sele on the status of the loan a sub parale and which mediately any matrix sub charters which mediatel	entity or individual is not required by law to nego-	and (2) final confirma- tion and audit of the sta-	original principal amount of NINETY-FIVE THOU-	Order of the Superior Court of said county),	PIN; THENCE NORTH 31 DEGREES 35 MIN-	amount of \$36,750.00,	SEE EXHIBIT A AT-	rington Mortgage Ser- vices, LLC is the entity	matter may be used by the
subject to: (a) any out- standing ad valorem tax- es (including taxes which are a lien, but not yet paid warf s are a lien, but not yet and an on-iudicial being the first Wednes- but rescission of but not yet are a lien, but not yet and an on-iudicial but not yet are a lien, but not yet and an on-iudicial but not yet but not yet are a lien, but not yet but not yet but not yet and non-iudicial but not yet but no	subject to: (a) any out- standing d valorem tax- es (including taxes which are a lien, but not vet due and payable), (b) un- paid water or sevage against the property whether due and payable), (b) un- paid water or sevage against the property whether due and payable), (c) the bills that constitute a lien payable and which may not be of record, (c) the be status of the laon as right of redemption of any taxing authority, (d) be status of the laon as right of redemption of any taxing authority, (d) the Status of the laon as right of redemption of any taxing authority, (d) the BANK OF NEW YORK, AS TRUSTEE (b) RDK PART HERE (c) RDK PART H	the terms of the loan.	holder of the Security	TWENTY-FIVE AND	sale on June 6, 2023 (be- ing the first Tuesday of	WEST 218.0 FEET TO AN IRON PIN: THENCE	specified therein, there	MADE A PART HERE-	notiate amend and modi-	debt. Bell Carrington Price & amp; Gregg, LLC, 339
due and payable), (b) un- due and payable), (b) un- iudicial and non-iudicial cry to the highest bidder and payable), (b) un- bidder du yr to the highest bidder and payable), (b) un- bidder du yr to the highest bidder and payable), (b) un- bidder du yr to the highest bidder and payable), (b) un- bidder du yr to the highest bidder and payable), (b) un- bidder du yr to the highest bidder and payable), (b) un- bidder du yr to the highest bidder and payable), (b) un- bidder du yr to the highest bidder and payable), (b) un- bidder du yr to the highest bidder and payable), (b) un- bidder du yr to the highest bidder and payable), (b) un- bidder du yr to the highest bidder and payable), (b) un- bidder du yr to the highest bidder and payable), (b) un- bidder du yr to the highest bidder and payable), (b) un- bidder du yr to the highest bidder and payable), (b) un- bidder du yr to the highest bidder and payable), (b) un- bidder du yr to the highest bidder and payable), (b) un- bidder du yr to the highest bidder and payable), (b) un- bidder du yr to the highest bidder and payable), (b) un- bidder du yr to the highest bidder and payable), (b) un- and	due and payable), (b) un- paid water or sewage bills that constitute a lien against the property whether due and payable (c) the provided until final confirmation and audit of right of redemption of the subject property; any taxing authority, (d) on of the property, and to of the property, and	subject to: (a) any out- standing ad valorem tax-	O.C.G.A. Section 9-13- 172.1, which allows for	DOLLARS (\$95,625.00), with interest thereon as	said month unless said date falls on a Federal	SOUTH 58 DEGREES 28 MINUTES WEST 200.0	signed at public outcry to the highest bidder for	The debt secured by said Security Deed has been	Pursuant to O.C.G.A. §44- 14-162.2, Carrington Mort-	Heyward Street, 2 nd Floor, Columbia, SC
prid writer or sewrate sples in the State of for cash before the court- following described prop- GINNING.	bills that constitute a lien against the property whether due and payable or not yet due and payable and which might of redemption of the states of the court, (c) the tight of redemption of the states of the following any taxing authority, (d) any matters which might for of the property, and for the property, and for the property be disclosed by an accu- tate property, and for the property, and for the property, and for the property be disclosed by an accu- tate property, and for the property for the based for the property be disclosed by an accu- tate property, and for the property, and for the property for the based for the property for the based for the property for the based for the property for the based for the property for the subject property for	are a lien, but not yet	garding the rescission of	will be sold at public out-	being the first Wednes-	IRON PIN AND THE	house door of Gwinnett	due because of, among	De contacteu al. 1º 000º	File: 23-41723
bills that constitute a lien Georgia, the Deed Under house door of Gwinnell env.	whether due and payable or not yet due and payable and which may not be of record, (c) the the status of the loan as right of redemptive any taxing authority, (d) any matters which might to of the property, and fun of the	paid water or sewage bills that constitute a lien	sales in the State of Georgia, the Deed Under	for cash before the court- house door of Gwinnett	following described prop- erty:	GINNING. TOGETHER WITH AN	other area as designated	default, failure to pay the indebtedness as and	1600 South Douglass Road, Suite 110 and 200-	28,2023
whether due and payable sure documents may not such place as may be PARCEL OF LAND LY- INGRESS AND EGRESS within the legal hours of manner 5951. Please note that such as the local control of the local control of the legal hours of manner 5951. Please note that such as the local control of the legal hours of the lega	by not be of record, (c) the fractive, within the le- gal hours of sale on the right of redemption of any matters which might de scribed property: the status of the poperty. any matters which might de scribed property: the status of the poperty. any matters which might de scribed property: the status of the poperty. any matters which might de scribed property: the status of the poperty. any matters which might de scribed property: the status of the poperty. any matters which might de scribed property: the status of the poperty. any matters which might de scribed property: the status of the poperty. any matters which might de scribed property: the status of the poperty. any matters which might de scribed property: the status of the poperty. the status of the subject proper- ters the	against the property whether due and payable	Power and other foreclo- sure documents may not	County, Georgia, or at such place as may be	PARCEL OF LAND LY-	INGRESS AND EGRESS	within the legal hours of	when due and in the manner	A, Anaheim, CA 92806- 5951. Please note that,	gdp1253
or not yet due und be provided unit find dwinny designated as a how and beneficial and beneficial due to due the due pursuant to 0.C.G.A. §44-	rate survey and inspec. THE BANK OF NEW TACHED HERETO AND SION, UNIT ONE, AS LAND LOT 164 OF following described prop- the security been and by the uncompany been and by the	payable and which may	confirmation and audit of	alternative, within the le-		PARTICULARLY DE- SCRIBED AS	ing the first Tuesday of said month unless said	Security Deed. The debt remaining in default, this	pursuant to O.C.G.A. §44- 14-162.2, the secured	DER POWER, GWIN-
right of redemption of provided immediately first Tuesday in NETT COUNTY, GEOR- FOLLOWS: date falls on a Federal sale will be made for the above. June, 2023, the following discrete the di	rate survey and inspec. THE BANK OF NEW TACHED HERETO AND SION, UNIT ONE, AS LAND LOT 164 OF following described prop- the security been and by the uncompany been and by the	right of redemption of any taxing authority, (d)	provided immediately above.	first Tuesday in June, 2023, the following	NETT COUNTY, GEOR- GIA, BEING LOT 34,	FOLLOWS:	date falls on a Federal Holiday, in which case	sale will be made for the purpose of paying the	amend or modify the terms	Pursuant to the Power of Sale contained in a Secu-
be disclosed by an accu- rate survey and inspec- THE BANK OF NEW TACHED HERETO AND SION, UNIT ONE, AS LAND LOT 164 OF be disclosed by an accu- rate survey and inspec- THE BANK OF NEW TACHED HERETO AND SION, UNIT ONE, AS LAND LOT 164 OF be disclosed by an accu- rate survey and inspec- the security Deed and belief the undersigned, the fiertranic Resistration the undersigned, the fiertranic Resistration	tion of the property, and higher the property, and VORK, AS TRUSTEE MADE A PART HERE- PER PLAT RECORDED THE 6TH DISTRICT, erty: law, including party/parties in posses- (e) gray assessments FOR THE CERTIEL OF IN PLAT BOOK 109, GWINNETT COUNTY, ALL THAT TRACT OR attorney':s fees (no-	be disclosed by an accu-	YORK MELLON FKA	SEE EXHIBIT A AT-	SION, UNIT ONE, AS	ING AND BEING IN LAND LOT 164 OF	day of said month), the	this sale, as provided in	knowledge and belief of the undersigned, the	las Nemeth to Mortgage
tion of the property, and YORK, AS TRUSTEE MADE A PART HERE PER PLAT RECORDED THE 6TH DISTRICT, erty: law, including party/parties in posses. Systems, Inc., as	LIGAR OPERATION OF THE	tion of the property, and (e) any assessments,	FOR THE CERTIFI-	MADE A PART HERE- OF	PER PLAT RECORDED	THE 6TH DISTRICT, GWINNETT COUNTY,	erty: ALL THAT TRACT OR	law, including attorney's fees (no-	sion of the subject proper-	Systems, Inc., as grantee, as nominee for
UPS ADDITION AT A DE LIE OPOLSECTEO DY SUID PAGE 20/298. GWIN- GEORGIA AND BEING PARLET DE LAND LY- TRA DIFCIONT TO DI GA UV KNOWN AS ZIO WILL MALAND THE STATISTICA ON BEING PARLET DE LAND LY- TRA DIFCIONT TO DI GA UV KNOWN AS ZIO WILL MALAND THE STATISTICA ON BEING PARLET DE LAND LY- TRA DIFCIONT TO DI GA UV KNOWN AS ZIO WILL MALAND THE STATISTICA ON BEING PARLET DE LAND LY- TRA DIFCIONT TO DI GA UV KNOWN AS ZIO WILL MALAND THE STATISTICA ON BEING PARLET DE LAND LY- TRA DIFCIONT TO DI GA UV KNOWN AS ZIO WILL MALAND THE STATISTICA	tiens, covenants, and BACKED CETTIFI- and is hereby declared because of encoded in Second AND PAGE 297298, GWIN- GEORGIA AND BEING PARCEL OF LAND LY- trictions, covenants, and BACKED CETTIFI- and is hereby declared RECORDS, SAID PLAT PARTICULARLY DE- trictions, covenants, and BACKED CETTIFI- and is hereby declared RECORDS, SAID PLAT PARTICULARLY DE- trictions, covenants, and BACKED CETTIFI- and is hereby declared RECORDS, SAID PLAT PARTICULARLY DE- trictions, covenants, and BACKED CETTIFI- and is hereby declared RECORDS, SAID PLAT PARTICULARLY DE- trictions, covenants, and BACKED CETTIFI- and is hereby declared RECORDS, SAID PLAT PARTICULARLY DE- trictions, covenants, and BACKED CETTIFI- and second RECORDS, SAID PLAT PARTICULARLY DE- trictions, covenants, and BACKED CETTIFI- and second RECORDS, SAID PLAT PARTICULARLY DE- trictions, covenants, and BACKED CETTIFI- and second RECORDS, SAID PLAT PARTICULARLY DE- trictions, covenants, and BACKED CETTIFI- and second RECORDS, SAID PLAT PARTICULARLY DE- trictions, covenants, and BACKED CETTIFI- and second RECORDS, SAID PLAT PARTICULARLY DE- LAND LOT 2005 OF THE en).									

75381-4609 1-800-495-7166 Note, however, that such entity or individual is not required by law to nego-tiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any out-standing ad valorem tax-es (including taxes which are a lien, but not yet due and payable), (b) un-paid water or sewage bills that constitute a lien against the property bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accu-rate survey, and inspecrate survey and inspec-tion of the property, and

mation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmo-tion and audit of the sta-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 re-garding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclo-sure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFI-CATEHOLDERS OF CWABS INC., ASSET BACKED CERTIFI-CATES, SERIES 2006-ABCI as agent and Atfor-ney in Fact for Pearlene E. Bingley and Jervy O Bingley Aldridge Pite, LLP, Six Piedmont Center, 3255

Bingley Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Geor-gia 30305, (404) 994-7400. 1242 2020 gia 30305, (404) 994-7400. 1263-3039A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COL-LECT A DEBT. ANY IN-FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. 1263-3039A 05/02/023, 05/17/2023, 05/24/2023, 05/17/2023. (notice pursuant to O.C.G.A. § 13-1-11 having O.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), the right of redemption of any tax-ing authority, any mat-ters which might be dis-closed by an accurate Gpn11 gdp1238 NOTICE OF SALE UN-DER POWER STATE OF GEORGIA GWINNETT COUNTY closed by an accurate survey and inspection of STATE OF GEORGIA GWINNETT COUNTY By virtue of a power of sale contained in a cer-tain security deed from William Brumfield to Mortgage Electronic Registration Systems, Inc., as grantee, as nomi-nee for Everett Finan-cial, Inc. D/B/A Supreme Lending, its successors and assigns and recorded in Book No. 53379, at Page No. 0606 Gwinnett County records given to secure a note in the ori-secure a note in the ori-naid abalance until paid, as last assigned to Free-dom Mortgage Corpora-tion by virtue of the as-signment recorded at Book 60409. Page 00653 in survey and inspection of the property, any assess-ments, liens, encum-brances, zoning ordi-nances, restrictions, covenants, and any mat-ters of record including, but not limited to, those superior to the Security Deed first set out above. Gaid property will be sold Said property will be sold on an "as-is" basis without any reprebasis without any repre-sentation, warranty or recourse against the above-named or the un-dersigned. The Bank of New York Mellon FKA The Bank of New York, as Trustee for the CWABS, Inc., Asset-Backed Certificates, Se-ries 2007.1 is the holder signment recorded at Book 60409 Page 00653 in the Gwinnett County ries 2007-1 is the holder of the Security Deed to ries 2007-1 is the holder of the Security Deed to the property in accor-dance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Spe-cialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Vil-lage, CO 80111, 800-306-6059. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan. To the best knowledge and belief of the under-signed, the party in pos-session of the property is Floyd C Dixon and Lap-ina Dixon or a tenant or tenants and said proper-ty is more commonly the Gwinnett County records, the following de-scribed property will be sold at public outcry to the highest bidder for cash at the courthouse door of GWINNETT COUNTY, Georgia, or such other location within the leard hours of within the legal hours of sale on the first Tuesday in June, 2023, to wit: June 06, 2023, the following described prop-All that tract or parcel of land lying and being in Land Lots 25 and 26 of the 6th District, Gwinnett County, Georgia, being Lot 2, Block A, Carriage Trail Subdivision, Phase Loi 2, Block A, Carriage Trail Subdivision, Phase 1, per plat recorded at Plat Book 28, Page 154, said county records, which plat is incorporat-ed herein and made a part hereof by reference. Tax Parcel ID No. R6026 255 Being real property commonly known as 5141 Conestoga C1, Stone Mth, GA 30087. The debt secured by the above-referenced securi-ty deed has been de-clared due because of the default in the pay-ment of said debt per the terms of the note and other possible defaults by the borrower or the suctenants and said proper-ty is more commonly known as 4440 Joseph Dr., Snellville, Georgia 30039. Should a conflict arise between the property ad-dress and the legal de-scription the legal de-scription the legal de-scription will control. The sale will be conduct-ed subject (1) to confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code U.S. Bankruptcy Code and (2) to final confirma-tion and audit of the sta-tus of the loan with the holder of the security deed the borrower or the suc-cessor thereto. The debt remaining in default, this sale will be made for the purpose of paying the debt and all expenses of this sale including attor-nous fore (natice of deed. The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Decked Certificateholders neys fees (notice of intent to collect attor-neys fees having been Backed Certificates, Series 2007-1 as Attorney in neys fees having been given). Said sale will be made subject to the following items which may affect the title to said property: All restrictive covenants, easements and rights-of-way appearing of record, if any; all zoning ordi-nances; matters which would be disclosed by an accurate survey or by an Fact for Floyd C Dixon and Lapina Dixon 14:16 14:16 Page 2 McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A EAHIBIT A All that certain parcel of land situate in Land Lot 348 of the 4th District, County of Gwinnett, State of Georgia, baing land accurate survey or by an inspection of the proper-ty; all outstanding or un-paid bills and assess-ments for street im, garbage, water, sewage Georgia, being known and designated as:

OF 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 when due and in and 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 the Security Deed and by law, including attorney fees (notice pursuant to

NETT COUNTY RECORDS, SAID PLAT BEING INCORPORAT-ED HEREIN BY REF-ERENCE THERETO. 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

erfy: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 205 OF THE TTH DISTRICT, GWIN-NETT COUNTY, GEOR-IA SCRIBED AS FOLLOWS; BEGIN-NING AT A POINT, SAID POINT NETT COUNTY. GEOR-GIA, BEING LOT 160, THE PLANTATION AT CHATTAHOOCHEE RE-SERVE II SUBDIVI-SION, AS PER PLAT RECORDED IN PLAT BOOK 72. PAGES 179-181, GWINNETT COUN-TY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED RECORDED PLAT IS INCORPORATED HEREIN BY THIS REF. ERENCE AND MADE A PART OF THIS DE SCRIPTION. SAID PROPERTY BEING KNOWN AS 2326 UNICOI COURT ACCORDING TO THE PRESENT SYS-TEM OF NUMBERING PROPERTY IN GWIN-NETT COUNTY, GEOR GLA. GIA. This sale is made subject to that Security Deed in the amount of \$197,650.00, recorded on 11/8/2013 in Deed Book 52633, Page 22, aforesaid records. This sale will be made subject to any right of the United States of America to redeem the hereinabove described property within 120 days GIA. America to redeem the hereinabove described property within 120 days from the sale date afore-said, in order to satisfy certain outstanding fed-eral tax liens. 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. 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, includ-ing attorneys fees (notice of intent to collect attor-neys fees having been aiven). given). Said property is commonly known as 2326 Unicoi Court, Duluth, GA Unicoi Court, Duluth, GA 30097 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Jean Tanon or tenant or ten-ants. Tanon or tenam or ten-ants. PNC Bank, N.A. is the entity or individual des-ignated who shall have full authority to negoti-ate, amend and modify all terms of the mort-agae. gage. PNC Bank, N.A. Loss Mitigation Mail Lo-cator: B6-YM10-01-1 3232 Newmark Drive Miamis-burg, OH 45342 1-888-224-4702

this sale, as provided in the Security Deed and by law, including attorney's fees (no-tice pursuant to O.C.G.A. § 13-1-11 having been giv-en). Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are

ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), the right of redemption of any tax-ing authority, any mat-ters which might be dis-closed by an accurate survey and inspection of the property, any assess-ments, liens, encum-brances, zoning ordi-nances, restrictions,

rity Deed given by Niko-las Nemeth to Mortgage Electronic Registration las Nemeth to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Milend, Inc., its succes-sors and assigns dated 6/13/2018 and recorded in Deed Book 55958 Page 345 and modified at Deed Book 57058 Page 160 Gwinnett County, Geor-gia records; as last transferred to or ac-quired by Citizens Bank, N.A., conveying the af-ter-described property to secure a Note in the orig-inal principal amount of \$179,900.00, with interest of the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on June 6, 2023 (be-ing the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednes-day of said month), the following described prop-erty:

rate survey and inspec-tion of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, re-strictions, covenants, and matters of record superi-or to the Security Deed first set out above. The sale will be conduct-ed subject to (1) confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirma-tion and audit of the sta-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 ocertain procedures re-garding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclo-Georgia, the Deed Under Power and other foreclo-sure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust

as agent and Attorney in Fact for Owen T Kenan

Jr Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Geor-gia 30305, (404) 994-7400. 1216-2887A 910 30303, (404) 7747/400. 1216-2887, THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COL-LECT A DEBT. ANY IN-FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. 1216-2887A 05/10/2023, 05/11/2023, 05/12/2023,

05/24/2023, 05/31/202 Gpn11

Gpn11 gdp1236 NOTICE OF SALE UN-DER POWER, GWIN-NETTCOUNTY Pursuant to the Power of Sale contained in a Secu-rity Deed given by Pear-lene E. Bingley and Jervy O Bingley to Mort-gage Electronic Regis-tration Systems. Inc., as Jervy O Bingley to Mort-gage Electronic Regis-tration Systems, Inc., as grantee, as nominee for Decision One Mortgage Company, LLC., its suc-cessors and assigns dat-ed 3/20/2006 and recorded in Deed Book 46293 Page 0050 and modified at Deed Book 50:85 Page 271 Gwinnett County, Georgia records; as last transferred to or ac-quired by THE BANK OF NEW YORK MEL-LON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLD-ERS OF CWABS INC., ASSETBACKED CER-TIFICATES, SERIES 2006-ABC1, conveying the after-described property to secure a Note in the original principal amount of \$421,690.00, with inter-est at the rate specified therein, there will be est at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on June 6, 2023 (be-ing the first Tuesday of said month unless said High the first rocsday of said month unless said date falls on a Federal Holiday, in which case being the first Wednes-day of said month), the following described prop-erty.

ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 83 OF THE LAND LOT 83 OF THE 7TH DISTRICT, GWIN-NETT COUNTY, GEOR-GIA, BEING LOT 25, BLOCK A, CLAIRE-MONT SUBDIVISION, AS PER PLAT

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, includ-ing attorneys fees (notice of intent to collect attor-neys fees having been given). Said property is com-monly known as **2580 Legend Mil Run, Dacu-la**, **GA 30019** together with all fixtures and per-sonal property attached with all fixtures and per-sonal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the under-signed, the party (or par-ties) in possession of the subject property is (are): Sharlice Anthony and Jermaine Anthony or tenant or tenants. and Jermaine Anthony or tenant or tenants. LoanCare, LLC is the en-tity or individual desig-nated who shall have full authority to negotiate, amend and modify all terms of the mortgage. LoanCare, LLC Atten-tion: Loss Mitigatian De-partment 3637 Sentara Way Virginia Beach, VA 23452 800-909-925 Note, however, that such entity or individual is not required by law to negoentity or individual is not required by law to nego-tiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any out-es (including taxes which are a lien, but not yet due and payable), (b) un-paid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accu-rate survey and inspec-tion of the property, and (e) any assessments, liens, encumbrances, re-(e) any assessments, liens, encumbrances, zoning ordinances, re-strictions, covenants, and matters of record superi-or to the Security Deed first set out above. The sale will be conduct-ed subiect to (1) confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirma-tion and audit of the sta-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 re-garding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclo-sure documents may not be provided until final sure documents may not final be be provided until final confirmation and audit of the status of the loan as provided immediately Lakeview Loan Servic-ing, LLC as agent and Attorney in Fact for Sharlice M Anthony and Jermaine S Anthony Jermaine S Anthony Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Geor-gia 30305, (404) 994-7400. 1154-2414A THIS LAW FIRM MAY BE ACTING AS A DEBT TEMPTING TO COL-

SAID POINT BEING LOCATED 247.6 FEET WESTERLY FROM THE INTERSEC-TION FORMED BY THE NORTHERLY RIGHT OF WAY OF WILLIAMS ROAD (HAV-ING AN 80-FOOT RIGHT OF WAY) AND ING AN 80-FOOT RIGHT OF WAY) AND THE EASTERLY LINE OF LAND LOT 164; THENCE LEAVING SAID RIGHT OF WAY NORTH 25 DEGREES 12 MINUTES WEST 288.8 FEET TO A POINT; THENCE NORTH 8 DEGREES 5 MINUTES WEST 51.1 FEET TO A POINT; THENCE NORTH 25 DE-GREES 12 MINUTES WEST 20.2 FEET TO A POINT; THENCE SOUTH 64 DEGREES 48 MINUTES WEST 40.0 FEET TO A POINT; THENCE SOUTH 74 DEGREES 25 MINUTES 04 SECONDS WEST 10.9 FEET TO A POINT; THENCE SOUTH 74 DEGREES 25 MINUTES 05 SECONDS WEST 10.9 FEET TO A POINT; THENCE SOUTH 59 DEGREES 57 MIN-UTES 01 SECONDS WEST 110.3 FEET TO A POINT; THENCE MORTH 31 DEGREES 35 WEST 110.3 FEET TO A POINT, THENCE NORTH 31 DEGREES 35 MINUTES 16 SECONDS WEST 109.7 FEET TO A POINT; THENCE SOUTH 57 DE-GREES 24 MINUTES 44 SECONDS WEST 30.0 FEET TO AN IRON PIN FOUND; THENCE SOUTH 31 DE-GREES 35 MINUTES 16 SECONDS EAST SECONDS EAST 139.7 FEET TO A POINT; THENCE NORTH 59 DEGREES 57 MINUTES 01 SECOND EAST EAST 134.3 FEET TO A POINT: THENCE 134.3 FEET TO A POINT; THENCE NORTH 74 DEGREES 25 MINUTES 25 SECONDS EAST 168.9 FEET TO A POINT; THENCE SOUTH 25 DEGREES 12 MINUTES EAST 200.0 FEET TO A POINT; THENCE SOUTH 08 DE-GREES 05 MINUTES EAST 51.1 FEET TO A POINT; THENCE 50 SOUTH 25 DEGREES 12 MINUTES EAST 262.8 FEET TO A POINT LOCAED ON THE NORTH SIDE OF WILLIAMS ROAD; THENCE ALONG SAID REMIN SOUTH 81 DE RIGHT OF WAY SOUTH 81 DE-GREES 38 MINUTES EAST 48.0 FEET TO A POINT AND THE POINT AND THE POINT AND THE POINT AND THE BEING THE SAME PROPERTY AS SHOWN ON PLAT OF SURVEY PREPARED BY RUPPE ENGI-NEERING CO., DATED MARCH 6, 1999. BEING IMPROVED PROPER-TY KNOWN AS 6049 WILLIAMS ROAD, NOR-CROSS, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA. COUNTY, GEORGIA. Said property being Said property being known as: 6049 WILLIAMS ROAD NOR-CROSS, GA 30093 To the best of the under-signeds knowledge, the party or parties in pos-session of said property is/are LARRY E CLOVER or tenant(s). The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible aue 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 remain-ing in default, this sale will be made for the

A702 Note, however, that such entity or individual is not required by law to nego-tiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any out-standing ad valorem tax-es (including taxes which are a lien, but not yet

standing da valorem tax-es (including taxes which are a lien, but not yet due and payable), (b) un-paid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accu-rate survey and inspec-tion of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, re-strictions, covenants, and matters of record superi-or to the Security Deed

brances, zoning ordi-nances, restrictions, covenants, and any mat-ters 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 repre-sentation, warranty or recourse against the above-named or the undersigned. undersigned.

undersigned. Nationstar Mortgage LLC 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: Na-tionstar Mortgage, LLC.

with the debtor is: Na-tionstar Mortgage, LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432. 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 under-signed, the party in pos-session of the property is Robert Taylor and Pal-ma L Taylor or a tenant or trenants and said propma L Taylor or a tenant or tenants and said prop-erty is more commonly known as 4250 Horder Ct, Snellville, Georgia 30039. Should a conflict arise between the property ad-dress and the legal description the le-gal description will con-trol. The sale will be conduct-

The sale will be conduct-

Gen11 gdp1250 Notice of Sale Under Power State of Georgia, County of Gwinnett Under and by virtue of the Power of Sale contained in a Security Deed given by Shayla A. Mason and Ben E. Mason to Mortgage Electronic Registration Systems, Inc., as nominee for Homestar Financial Corp. (the Secured Credi-tor), dated April 11, 2017, and Recorded on April 24, 2017 as Book No. 55071 and Page No. 85, Gwin-nett County, Georgia records, conveying the af-ter-described property to secure a Note of even date in the original princi-pal amount of S0. 0 with interest The sale will be conduct-ed subject (1) to confir-mation 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. Nationstar Mortgage LLC as Attorney in Fact

Robert Taylor and Palma L Taylor McCalla Raymer Leibert

MaCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 15:54 Page 2 www.foreclosurehot-line.net EXHIBIT A ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING LOT 2, BLOCK C, WYNTERSET LAKES SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 42, PAGE 294, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCOR-PORATED HEREIN BY REFERENCE AND PORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. SAID PROPERTY BEING KNOWN AS 4250 HORDER COURT ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPER-TY IN GWINNETT

secure a Note of éven date in the original princi-pal amount of \$221,095.00, with interest at the rate specified there-in, as last assigned to Car-rington Mortgage Ser-vices, LLC by assignment that is or to be recorded in the Gwinnett County, Georgia Records, there will be sold by the under-signed at public outcry to the highest bidder for cash at the Gwinnett County Courthouse within the le-gal hours of sale on the first Wednesday in July, 2023, the following de-scribed property: All that tract or parcel of land lying and being in Land Lot 138 of the 5th District, Gwin-nett County, Georgia be-ing Lot 110, Block C, Sil-yer Oak Subdivision, Unit 1, as per plat recorded in Plat Book 114, Pages 26 29, Gwinnett County, Georgia Records, which plat is incorporated hereto and made a part hereof by reference. Tax ID: R5138 195 The debt secured by

NUMBERING PROPER-TY IN GWINNETT COUNTY, GEORGIA. APN: R6003 083 BEING THE SAME PROPERTY CON-VEYED TO ROBERT TAYLOR AND PALMA L. TAYLOR, AS JOINT TENANTS WITH THE

RIDGE COURT, LAWRENCEVILLE, GA 30046 is/are: Guillermo Garcia or tenant/tenants. Said property will be sold subject to (a) any out-standing ad valorem taxes (including taxes which are a lien, but not yet due and payable). (b) any matters which might be disclosed but an accurate suprevent which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Se-curity Deed first set out above, including, but not limited to, assessments, liens, encumbrances, zon-ing ordinances, ease-ments, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited unsale is not prohibited un-der the U.S. Bankruptcy Code; and (2) final confir-mation and audit of the status of the loan with the bolder of the security holder of the security deed. Pursuant to O.C.G.A. §9-13-172.1, which allows for certain O.C.G.A. §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 docu-ments may not be provid-ed until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Funds used at sale shall be in certified funds and payable to Bell Carrington Price & Gregg, LLC. Car-rington Mortgage Ser-vices, LLC as Attorney in Fact for Guillermo Garcia. Any information obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Samp; Gregg, LLC, 339 Heyward Street, 2 nd Floor, Columbia, SC 29201 (803)- 509-5078. File: 23-41699 577,14,2023 5/7,14,2023

duy of sala monini, me following described prop-erty: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 350 OF THE 4TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING PART OF LOT 27 AND PART OF LOT 28 LAKE SHORES SUBDI-VISION AND BEING MORE PARTICULARLY DESCRIBED AS FOL-LOWS: BEGINNING AT AN IRON PIN LOCATED ON THE SOUTHEAST-ERLY SIDE OF THE RIGHT OF WAY OF HIGHTOWER TRAIL(50 FEET RIGHT OF WAY) (FORMERLY KNOWN

(FORMERLY KNOWN AS NORRIS LAKE ROAD), 547.2 FEET SOUTHWESTERLY AS MEASURED ALONG THE SOUTHEASTERLY SIDE OF THE RIGHT OF WAY OF HIGHTOW-ER TRAIL FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHEAST-ERLY SIDE OF HIGHTOW-THE SOUTHEAST-ERLY SIDE OF HIGHTOF WAY OF DONALD OF THE SOUTHEAST-ERLY SIDE OF HIGHTOF WAY OF DONALD ROAD; THENCE RUN SOUTH 60 DEGREES 24 MINUTES 51 SECONDS WEST ALONG THE SOUTHEASTERLY SIDE OF THE RIGHT OF WAY OF HIGHTOW-ER TRAIL, 82.5 FEET TO AN IRON PIN LO-CATED ON THE LINE DIVIDING LOTS 26 AND 27 OF SAID BLOCK AND 27 DEGREES 33 MIN-UTES 36 SECONDS EAST, ALONG THE LINE DIVIDING SAID LOTS 26 AND 27, 160.48 FEET TO AN IRON PIN; THENCE NORTH 14 DE-GREES 15 MINUTES 18 SECONDS WEST, 174.32 FEET TO THE POINT OF BEGINNING; BE-ING IMPROVED PROP-ERTY KNOWN AS 8463 HIGHTOWER TRAIL ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUN-TY, THE FOREGOING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUN-TY, THE FOREGOING DE SIGNED DESCRIPTION BEING MADE DESCRIPTION BEING MADE IN ACCOR-DANCE WITH A SUR-VEY OF SAID PROPER-TY PREPARED FOR RICHARD C. MCDARIS AND MARTHA L. MC-DARIS BY GEORGIA LAND SURVEYING COMPANY, INC., DAT-ED 11/18/1991. The debt secured by said