9075 Foreclosures

WELLS FARGO BANK N.A. holds the duly en-dorsed Note and is the current assignee of the

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dorsed Note and is the current assignee of the security Deed to the property. WELLS FAR-GO BANK, N.A., acting on behalf of and, as nec-essary, 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. Pur-suant to O.C.G.A. § 44 14 462.2, WELLS FARGO BANK, N.A. may be con-tacted at: WELLS FARGO BANK, N.A. may be con-tacted at: WELLS FARGO BANK, N.A. att WELS FARGO CO BANK, N.A. att WELS 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 knowl-edge and belief of the un-GDP1374 gpn1 NOTICE OF SALE UN-DER POWER STATE OF GEORGIA, COUNTY OF GWINNETT By virtue of a Power of Sale contained in that certain security Deed from Denise V Alleyne to Mortgage Electronic Registration Systems, Inc., as nominee for loan-Depot.com, LLC, dated Decomber 30, 2020 and recorded on January 15, 2021 in Deed Book 58277, Page 632, in the Office of the CICK, of Superior

licon. To the best knowl-edge and belief of the un-dersigned, the party/par-ties in possession of the subject property known as 202 BLACK BIRCH PASS, LILBURN, GEORGIA 30047 is/are: CHAU VO or tenant/ten-ants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not vet 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 above, including, but not limited to, assessments, liens, encumbrances, covenants, etc. The sale will be conducted subject to (1) confirmation that the sate 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 se-curity deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures re-garding the rescission of

garaing the rescission of judicial and nonjudicial 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 Ioan as provided in the proceeding the status of the Ioan as provided in the preceding paragraph. WELLS FAR-GO BANK, N.A. as Attor-ney in Fact for CHAU VO. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COL-LECT A DEBT. ANY INFORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. 00000009791088 BARRETT DAFFIN

POSE. 0000000791088 BARRET DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Ad-dison, Texas 75001 Tele-phone: (972) 341 5398. 5/10,17,24,31,2023

GDP1372 gpn11 NOTICE OF SALE UN-DER POWER STATE OF GEORGIA, COUNTY OF GWINNETT By virtue of a Power of Sale contained in that certain Contained in that certain Security Deed from Omar Z Santibanez Gordillo and Elsa Sagrero Ruiz to Mort-gage Electronic Regis-tration Systens, Inc., as nominee for CitiBank, N.A., dated August 29, 2016 and recorded on September 2, 2016 in Deed Book 4556, Page 411, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, said Security Deed having been given to secure a Note of even date, in the original prin-cipal amount of Two Hundred One Thousand Four Hundred and 00/100 dollars (\$201,400.00) with interest thereon as prointerest thereon as pro-vided therein, as last vided therein, as last transferred to CitiMortgage, Inc., recorded in Deed Book 56067, Page 806, aforesaid records, will be sold at public out-cry to the highest bidder cry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such place as has or may be lawfully designated as such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in June, 2023, all proper-ty described in said Secu-rity Deed including but not limited to the follow-ing described property. ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 275 OF THE STH DISTRICT, GWIN-NETT COUNTY, GEOR-GIA, BEING LOT 47, BLOCK B OF LINDEN-WOOD, UNIT FOUR, (FKA THE VILLAGE AT CENTENNIAL PARKWAY), AS PER PLAT RECORDS IN PLAT BOOK 136, PAGE 37, GWINNETT COUN-TY, GEORGIA RECORDS, WHICH 37, GWINNETT COM-TY, GEORGIA RECORDS, WHICH PLAT IS HEREBY IN-CORPORATED HEREIN BY REFERENCE. Said property may more com-monly be known as 2244 Centenary Main Street, Dacula, GA 30019. The debt secured by said Se-curity Deed has been and is hereby declared due because of, among other possible events of de-fault, non-payment of the fault, non-payment of the fault, non-payment of the monthly installments on said loan. The debt re-maining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attor-neys fees (notice of in-tent to collect attorneys fees having been given). The individual or entity that has full authority to negotiate, amend and that has full authority to negotiate, amend and modify all terms of the loan is CitiMortgage, Inc., 425 Phillips Blvd, Ewing, NJ 08618. Said property will be sold on any representation, war-ranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items, which following items which may affect the title: a) may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspec-tion of the property; c) any outstanding ad val-orem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any tax-ing authority; f) all out-standing bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, right-of-way and covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in pos-session of the property are Omar Z Santibanez Gordillo and Elsa Sagrero Ruiz and or ten-ant(s). The sale will be conducted subject to 1) conducted subject to 1) confirmation that the sale 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 holder of the Security Deed. CitiMortgage, Inc. as Attorney-in-Fact for Omar Z Santibanez Foreclosures 9075 following items which may affect the title: any outstanding ad valorem taxes (including taxes

Gordillo and Elsa Sagrero Ruiz Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (350) 422-2520 5:10,17,24,31,2023

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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 authority: matters which would be disclosed by an inspection of the proper-ty; all zoning ordinances; assessments; liens; en-cumbrances; nces; restric covenants, and cumbrances; tions; and

Foreclosures

tions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowl-edge and belief of the un-dersigned, the owner and party in possession of the property is COURTNEY WHACK, or tenants(s). The sale will be conduct-ed subject (1) to confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code Page 632, in the Office of the Clerk of Superior Court of Gwinnett Coun-ty, Georgia, said Securi-ty Deed having been giv-en to secure a Note of even date, in the original principal amount of One Hundred Ref Wild del not prohibited under the 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 entity having full au-thority to negotiate, amend or modify all terms of the loan (al-though not required by law to do so) is: NewRez Thousand and 00/100 dol lars (\$157,000.00) with in

though not required by law to do so) is: NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Ser-vicing, Loss Mitigation Dept., 75 Beattie Place Ste. 300, Greenville, SC 29601, Telephone Num-ber: 800-365-7107. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured

16.2.5 kill be construed 16.2.5 kill be construed to require a secured to require a secured terms of the mortgage instrument. NEWREZ LLC D/B/A SHELLPOINT MORT-GAGE SERVICING as Attorney in Fact for COURTNEY WHACK THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY IN-FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. Attorney Contact: Rubin

Thousand and 00/100 doi-lars (\$157,000.00) with in-terest thereon as provid-ed therein, as last trans-ferred to loanDepot.com, LLC, recorded in Deed Book 60394, Pege 88, aforesaid records, will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in June, 2023, all proper-ty described in said Secu-rity Deed including but not limited to the follow-ing described property: All That Tract or Parcel of Land Lot 47 of the 6th District, Gwinnett Coun-ty, Georgia Being Lot 7 Block C Laurel Fork Sub-division Unit Two as per Plat recorded in plat Book 35 Pages 23, Gwin-net County, Georgia a record which plat is in-corporated herein by ref-erence and made a part of this description. Ac-cessor's Parcel No: R6047 351 Said property may more commonly be Attorney Contact: Rubin Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. SHP-22-02458-2 rlselaw.com/property-listing 5:10,14,24,31,2023 may more commonly be known as 4060 Na Ah Tee

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GDP1377 gpn11 NOTICE OF FORECLO-SURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PUR-POSE.

Trail, Sheliville, GA 30039. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, in-cluding attorneys fees (notice of intent to col-lect attorneys fees hav-ing been given). The in-dividual or entity that has full authority to ne-gotiate, amend and modi-fy all terms of the loan is LoanDepot.com, LLC, . Said properts will be sold on an as-is basis without any representation, war-ranty or recourse against the above-named or the will also be subject to the following items which may affect the fitle: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspec-tion of the property; c) any outstanding ad val-orem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any tax-ing authority; f) all out-standing bills for public utilities which constitute lens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of recourity Deed. To the best of the knowlede and belief of the undersigned, the property are Denise V Alleyne and on the property in pos-POSE POSE. Under and by virtue of the Power of Sale con-tained in a Security Deed given by Lawrence Johnfained 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 17, 2020 and recorded on April 29, 2020 in Deed Book 57435, Page 00507, Gwinnett County, Geor-gia Records, and later assigned to U.S. Bank National Association not in its individual capacity but solely as Trustee for MMTP Trust, Series 2021 BKM-TT-V by Assign-ment of Security Deed recorded on February 18, P0202 in Deed Book 59706, Poge 426, Gwinnett Coun-ty, Georgia Records, conveying the accords. 2022 in Deed Book 59706, Page 426, Gwinnett Coun-ty, Georgia Records, conveying the after-de-scribed property to se-cure a Note in the origi-nal principal amount of One Hundred Ninety-Six Thousand Ninety-Four And 00/100 Dollars (\$196,094.00), with inter-est thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, within the legal hours of sale on June 6, 2023 the following described property: All that tract or parcel of und Lot 150 of the 5th District, of Gwinnett County, Georgia, being Lat 25, Block G of Works, and Later and Lot 150 of the 5th District, of Gwinnett County, Georgia, being Lat 25, Block G of Works, and thereof recorded in Plat Book 25. 9075 Foreclosures GDP1378

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Foreclosures

GDP1378 gpn11 NOTICE OF FORECLO-SURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PUR-POSE. Under and by virtue of the Power of Sale con-tained in a Security Deed given by Doris M Tarsa to Mortgage Electronic Registration Systems, Inc. as nominee for Em-brace Home Loans, Inc. dated January 27, 2017 and recorded power brace Home Loans, Inc. dated January 27, 2017 and recorded on Febru-ary 6, 2017 in Deed Book S4914, Page 00246, Gwin-nett County, Georgia Records, and later as-signed to Embrace Home Loans, Inc. by Assign-ment of Security Deed recorded on July 16, 2020 in Deed Book 57634, Page 00109, Gwinnett County, Georgia Records, con-veying the after-de-scribed property to se-cure a Note in the origi-nal principal amount of One Hundred Fifty-Five Thousand Six Hundred Seventy-Seven And 00/100 Dollars (\$135,677.00), with interest thereon as set forth therein, there will be sold at public out-cry to the highest bidder

cry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, within the legal hours of sale on June 6, 2023 the following described property: The following described property:

The following described property: All that tract or parcel of land lying and being in Land Lot 70 of the 7th District, Gwinnett Coun-ty, Georaia, being Lot 73, Block A, Keswick Subdi-vision, Unit 1, as per plat recorded in Plat Book 55, Page 300, Gwinnett Coun-ty Records, which said plat is incorporated here-in by this reference and made a part of this de-scription, being im-proved property. R7070 400 Title to the above de-

R7070400 Title to the above de-scribed property con-veyed to Dori R. Tarsa and Doris M. Tarsa from Doris R. Tarsa by Quit Claim Deed dated April 17, 2006 and recorded May 1, 2006 in Book 46442, Page 373 or Instru-ment No. N/A. Tay LD # R7070 400

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 other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, includ-ing attorneys fees (notice of intent to collect attor-neys fees having been given). Your mortgage servicer, Rushmore Loan Manage-ment Services, LLC, as servicer for Embrace Home Loans, Inc., can be contacted at 888-504-7200 or by writing to 15480 Lo-guna Canyon Road, Suite 100, Irvine, CA 92618, to discuss possible alterno-tives to avoid foreclo-sure, ad volorem taxes (in-cluding taxes which are a lien, but not yet due and paydele), 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, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the under-signed, the parties in possession of the property y are Doris M. Tarsa or tenant(s); and said prop-erty is more commonly known as 1780 Keswick Place, Drive, aka 1780

known as 1836 Knight Circle, Loganville, GA 30052. 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 confirma-tion and audit of the sta-tus of the loan with the holder of the security deed. WILMINGTON SAVINGS FUND SOCIETY, FSB, not in its individual ca-pacity but solely as Own-er Truste of the Aspen Income Trust, a Delaware statutory trust as Attorney in Fact for Gina Brutus McMichael Taylor Gray, LLC 3550 Engineering Drive, 3550 Engineering Drive, Suite 260 Peachtree Corners, GA

30092 404-474-7149 MTG File No.: GA2023-00110 5:10,14,24,31,2023 GDP1380 GDF1300 gpn11 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER UNDER POWER Because of a default un-der the terms of the Se-curity Deed executed by Charlotte E. Dudley to Wells Fargo Bank, N.A. dated July 31, 2012, and recorded in Deed Book 51547, Page 30, Gwinnett County Records, said Se-curity Deed having been last sold, assigned, trans-ferred and conveyed to last sold, assigned, trans-ferred and conveyed to Specialized Loan Servic-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 de-clared the entire amount of said indebtedness due and payable and, purof said indebtedness due and payable and, pur-suant 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 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: wit: The following described The following described property All that fract 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 Records, which plat is in-GWINNETT County Records, which plat is in-corporated herein by ref-

9075 Foreclosures Fact for Charlotte E. Dudley File no. 23-079972 LOGS LEGAL GROUP LLP\*

Attorneys and Counselors

Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA 30346 (770) 220-2535/iw https://www.logs.com/ \*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY IN-FORMATION OB-TAINED WILL BE TAINED WILL BE USED FOR THAT PUR-

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fodis GDP1415 gpn11 Notice of Sale Under Power. State of Georgia, County of GWINNETT Under and by virtue of the Power of Sale con-tained in a Deed to Se-cure Debt given by SAL-MS SHERMO-HAMMED 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 Credi-tor), by assignment, con-veying the after de-scribed property to se-cure 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 under-signed at public outcry to the highest bidder for cash at the GWINNETT County Courthouse with-in the legal hours of sale on the first Tuesday in June, 2023, the following described property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 22 OF THE STH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 124, BLOCK B, BRIGHT WATER SUBDIVISION, PHASE V, AS PER PLAT BOOK 83, PAGES 1134, GEORDED AT PLAT BOOK 83, PAGES 114, BECORDED AT PLAT being the TRUE POINT OF BEGINNING. Said property contains 1.619 acres and is desig-nated as tract two on a survey for Bomac Invest-ments, LLC and pre-pared by Apalachee Land Surveying, inc., dated February 16th, 2005. Tax 1D #: R4273 021 The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, includ-ing attorneys fees (notice of intent to collect attor-neys fees having been given). Your mortgage servicer, FCI Lender Services, or intern to chiect other of the property and inspection of the services, FCI Lender Services, FCI Lender Services, Inc., as servicer for WILMINGTON SAVINGS FUND SOCIETY, FSB, not in its individual capacity but solely as Owneer Truste 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 dvalorem taxes (Including taxes which are a lien, but not yet due and payable), any mathers which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and mathers of record superior to the security Deed first set out above. To the best knowledge 144, GWINNETT COUN-TY, GEORGIA RECORDS, WHICH PLAT IS INCORPORAT-ED HEREIN BY REF-ERENCE AND MADE A PART HEREOF. The debt secured by soid Deed to Secure Deth has been and is hereby de-clared 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 manner provided in the bote and Deed to Se-cure 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. Band yu, including at-torneys fees (notice of in-tent to collect attorneys fees having been given). WELLS FARGO BANK, N.A. holds the duly en-dorsed Note and is the current assignee of the Security Deed to the Security Obed to the Security Deed to the Security Deed to the Security Obed to the Security Deed to the Security Deed to the Security Deed to the Security Deed to the Security Obed to the Security Deed to t IY, RECORDS, Security Deed first set out above. To the best knowledge and belief of the under-signed, the parties in possession of the proper-ty are Gina Brutus or tenant(s); and said prop-erty is more commonly known as 1836 Knight Circle, Loganville, GA 30052. 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. Pur-suant to O.C.G.A. § 44.14 162.2, WELLS FARGO BANK, N.A. may be con-tacted at: WELLS FAR-GO BANK, N.A., 3476 STATEVIEW BLVD, FORT MILL, SC 29715, 800 288 3212. Please note that, pursuant, to

that, pursuant to 0.C.G.A. § 44 14 162.2, the 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 knowl-edge and belief of the un-dersigned, the party/par-ties in possession of the subject property known as 901 BLUE SKY RDCE, SNELLVILLE, GEORGIA 30078 is/are: GEORGIA 30078 is/are: SALIM S SHERMO-HAMMED A MARRIED PERSON or tenant/tenForeclosures

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92705, (888) 403-4115, TS # 2023-05151-GA For sale information, visit: https://www.nestortruste e.com/sales-information or call (888) 902-3989. 5/10,17,24,31,2023 Gpn11 gdp1004 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

Foreclosures

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Foreclosures

Gpn11

By virtue of a Power of Sale contained in that cer-tain Security Deed from ANA JIMENEZ to First

SION, AS PER PLAT RECORDED IN PLAT BOOK 145, PAGE 273 GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCOR-PORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. The debt secured by said Deed to Secure Debt has been and is hereby de-clared due because of, among other possible events of default, failure to pay the indebtedness Pursuant to O.C.G.A. § 44 14 162.2, FAY SERVIC-ING LLC may be con-tocted at: FAY SERVIC-ING LLC, 425 S. FINAN-CIAL PLACE, SUITE 2000, CHICAGO, IL 60405, 800 495 7166. Please note that, pursuant to O.C.G.A. § 44141462.2, the secured creditor is not required to amend or modify the terms of the loam. To the best knowl-edge and belief of the un-dersigned, the party/par-ties in possession of the subject property Known as 2989 SWEETERIAR WALK, SNELLVILLE, GEORGIA 30039 is/are: V RENEE WRIGHT or tenant/Heants. Said property will be sold sub-iect to (a) any outstand-ing ad valorem taxes (in-cluding 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 superi-or to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, etc. The sale will be con-ducted subject to (1) con-firmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmo-tion and audit of the sto-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 iudicial and noniudiciof the status of the loan servided undir for discussion of iudicial 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 state sure documents may not be provided until final confirmation and audit of the state sure documents may not be provided until final confirmation and audit of the state sure documents may not be provided until final confirmation and audit of the state of Georgia, the Deed Under Secure be were and other foreclo-sure documents may not be provided until final confirmation and audit of the status of the loan as provided until final the status of the loan as provided in the preceding paragraph. WILMING-TON TRUST, NATION-AL ASSOCIATION, 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 COLLEC-TOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PUR-POSE. 0000008023236 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 BEI Line Road, Suite 100 Ad-dison, Texas 75001 Tele-phone: (972) 341 5398. 5/10,17,24,31,2023

### 5/10,17,24,31,2023

## GDP1425

to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, restrictions, covenants, etc. The sale will be con-ducted subject to (1) con-firmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirma-tion and audit of the sta-tion and audit of the status of the loan as provided until final confirmation and audit of the status of the loan as provided until final confirmation and audit of the status of the loan as provided until final confirmation and audit of the status of the loan as provided until final confirmation and audit of the status of the loan as provided until final confirmation and audit of the status of the loan as provided until final confirmation and audit of the status of the loan as provided until final confirmation and audit of the status of the loan as provided until final confirmation and audit of the status of the loan as provided until final confirmation and audit of the status of the loan as provided until final confirmation and audit of the status of the loan as provided until final confirmation and audit of the status of the loan as provided until final confirmation and audit of the status of the loan as provided until final confirmation and audit of the status of the loan as provided until final confirmation and audit of the status of the loan as provided until final confirmation and audit of the status of the loan as provided until final confirmation and audit of the status of the loan as provided until final confirmation and audit of the status of the status of the status of the status of genil Ts # 2023-05151-GA Notice Of Sale Under Power Georgia, Gwinnett Coun-ty Under and by virtue of the Power of Sale con-tained in that certain Se-curity Deed given by An-thony Staples, a Married Man as Sole Owner to Mortgage Electronic Registration Systems, Inc., as Grantor, as nom-inee for Semper Home Loans, Inc., a Rhode Is-land Corporation, its suc-cessors and assigns, dat-ed 3/s/2014, and recorded on 3/11/2014, in Instru-ment No.: 0017231, Deed Book 52816, Page 0858, Gwinnett County, Geor-gia records, as last as-signed to Freedom Mort-agge Corporation by as-signment to Freedom Mort-agge Corporation by as-signment necorded on 7/2/2018 in Deed Book 55979, Page 0293, convey-ing the after-described property to secure a Note in the original prin-cipal amount of therein, there will be sold at public outcry to the highest bidder for cash before the Court-house door of Gwinnett County, Georgia, Within the legal hours of sale on 6/d/2023, the following de-scribed property: Cource Of Land Lot 169 Of The Sth District, Gwinnett Coun-ty, Georgia, Being Lot Matha Lot 169 Of The Sth District, Gwinnett Coun-ty, Georgia, Being Lot 178, Block A, Of Wheat-fields Reserve FKA Wheatfields Crossing Subdivision, Unit 2, Phose 1, As Per Plat Recorded In Plat Book Ta

USED FOR THAT PUR POSE. 0000000750837 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Ad-dison, Texas 75001 Tele-phone: (972) 341 5398. #399. Revised In Plat Book 112, Pages 212-214, And Re-vised In Plat Book 115, Pages 129-131, Gwinnett County, 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 Num-bering Houses In Gwin-bert County, Georgia. bering Houses In Gwin-nett County, Georgia. Said property is com-monly known as 147 Cy-press Cove Court Grayson, GA 30017 The indebtedness secured by said Security Deed has been and is hereby de-clared due because of, among other possible events of default, failure to pay the indebtedness events of aerouit, failure to pay the indebtedness as and when due and in the monner provided in the monner provided in the monner provided in the monner provided in the Security Deed and by aw, including attorneys' fees (notice of intent to collect attorneys' fees having been given). The entity having full author-ity to negotiate, amend or modify all terms of the loan (although not re-guired by law to do so) is: Freedom Mortgage Corporation, Attention: Loss Mitigation Depart-ment, 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 security instrument. Said property will be sold sub-iect to any outstanding ad valorem taxes (in-cluding taxes which might be disclosed by an accu-rate survey and inspec-tion of the property, any assesments, liens, en-cumbrances, zoning ordi-nances, restrictions, covenants, and any other matters of record supert-or to the Security Deed survey and inspec-tion of the property, any dires of record supert-or to the Security Deed conducted subject to (1) confirmation that the sale is not prohibited un-der the U.S. Bankruptcy Code, (2) final confirma-tion and audit of the sta-tus of the loan with the bolder of the Security Deed, and valorery to (1) confirmation that the sale is not prohibited un-der the U.S. Bankruptcy Code, (2) final confirma-tion and audit of the sta-tus of the loan with the bolder of the Security Deed, and (3) any right of redemption or other lien not extinguished by foreclosure. The sale is us of the loan with the sale is not prohibited un-der the U.S. Bankruptcy Code, (2) final confirma-tion as Attorney in Freedom Mortgage Cor-poration as Attorney in Freedom Cor-sond Sattorney Sta-ple

Class Micrez to Trub, dated September 24, 2002, recorded October 10, 2002, in Deed Book 29129, Page 153 (see also Default Judgment at Book 60491, Page 153 (see also Default Judgment at Book 60491, Page 153 (see also Default Judgment at Book 60491, Page 173 (secure a Note of even date in the original princi-pal amount of One Hun-dred Thirty-Four Thousand Geven Hundred and 00/100 dollars (\$134,700.00), with inter-est thereon as provided for therein, said Security Deed having been last sold, assigned and trans-ferred to U.S. Bank Na-tional Association as Trustee for Truma 2021 SC9 Title Trust, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the le-gal hours of sale on the irst Tuesday in June, 2023, all property de-scribed in Said Security Deed including but not lim-ited to the following de-scribed in Said Security Deed including but not lim-ited to the following de-scribed property. ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 171 OF THE 6TH DISTRICT, GEORGIA RECORD SUBDIVISION, UNIT ONE (FKA OXFORD PLACE SUBDIVISION, UNIT ONE (FKA OXFORD PLACE SUBDIVISION, UNIT ONE (FKA OXFORD PLACE SUBDIVISION, UNIT THREE), AS PER PLAT RECORDED IN PLAT BOOK 29, PAGE 256, GWINNETT COUNTY, GEORGIA RECORDS, WHICH SAID PLAT IS IN-CORPORATED HEREIN BY THIS BEFERENCE WHICH SAID PLAT IS IN-CORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION. Said legal description be-ing controlling, however the property is more com-monly known as 1317 WILLIAMSBURG LN, NORCROSS, GA 30093 The indebtedness secured by said Security Deed has been and is hereby de-clared due because of de-fault under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all ex-penses of the sale, includ-ing attorneys fees (notice

paying the same, all ex-penses of the sale, includ-ing attorneys fees (notice to collect same having been given) and all other payments provided for un-der the terms of the Secu-rity Deed. Said property will be sold on an as-is ba-sis without any represen-tation, warranty or re-course against the above-named or the under-signed. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an accurate survey or by an inspection of the property all zoning ordinances; as sessments; liens; encum-

brances, restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the under-signed, the owner and par-ty in possession of the property is ANA JIMENEZ, JOSE A. GUTIERREZ, ESTEFANY GUTIERREZ, cort enants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited un-der the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Rushmore Loan Man-agement Services, LLC , Loss Mitigation Dept., 15480 Laguna Canyon Rd., Irvine, CA 92618, Telephone Number: 888-504-7300. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured credi-tor to negotiate, amend, or modify the terms of the mortgage instrument. U.S. BANK NATIONAL ASSO-CIATION AS TRUSTEE FOR TRUMAN 2021 SC9 TILE TRUST as Attorney in Fact for ANA JIMENEZ THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT FOLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OB-TAINED WILL BE USED FOR THAT PURPOSE Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number (877) 813-0992 Case No. RLM-22-01285-4 Ad Non Dates 05/10/2023, 05/31/2023 5:10,17,24,31,2023 Gpn11 GDN11 gdp1294 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER UNDER POWER Because of a default un-der the terms of the Secu-rity Deed executed by Steven S Ow and Soon Wha Ow to Mortgage Electronic Registration Systems, Inc. as nominee for CTX Mortgage Compa-ny, LLC dated March 20, 2006, and recorded in Deed Book 46337, Page 0679, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Wells Fargo Bank, N.A. securing a Note in the original prin-cipal or amount a Note in the original prin-cipal amount of \$55,100.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said in-debtedness due and payable and, pursuant to the power of sale con-tained in said Deed will on debtedness due and payable and, pursuant to the power of sale con-tained in said Deed, will on the first Tuesday, June 6, 2023, during the legal hours of sale, before the County, sell at public out-cry to the highest bidder for cash, the property de-scribed in said Deed, to-wit: ALL THAT TRACT OF PARCEL OF LAND LYING AND BEING IN LAND DAT 283, IN THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING IN LAND DET 283, IN THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING LOT 95 OF KEDRON FALLS SUBDI-IN A PLAT OF SURVEY PECORDED AT PLAT BOOK 108, PAGE 209, FUR-THER REVISED AT PLAT BOOK 111, PAGE 209, FUR-THER REVISED AT PLAT BOOK 111, PAGE 17, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY WHICH PLAT IS HERERY

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 Se-cure 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 at-torneys fees (notice of in-tent to collect attorneys fees having been given). PENNYMAC LOAN SERVICES, LLC holds the duly endorsed Note and is the current as-signee of the Security Deed to the property. DENNYMAC LOAN SERVICES, LLC, acting on behalt of and, as nec-essary, in consultation

SERVICES, LLC, acting on behalf of and, as nec-essary, in consultation with PENNYMAC LOAN SERVICES, LLC (the current investor on the loan), is the entity with the full authority to nego-tiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 1 162.2, PENNYMAC LOAN SERVICES, LLC may be contacted at: PENNYMAC LOAN SERVICES, LLC, adva 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 modify the terms of the loan. To the best knowl-edersigned, the party/par-ties in possession of the subject property known as 1849 PARK LAND LN, SNELLVILLE, GEOR-GIA 30078 is/are: WILLIE HARRIS or ten-ant/tenants. Said proper-ty will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and avalorem taxes (including taxes which are a lien, but not yet due and payable), (b) any mat-ters which might be dis-cured y and inspection of

ters which might be dis-closed by an accurate survey and inspection of the property, and (c) all matters of record superi-or to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, encements.

5/10,17,24,31,2023

GDP1424

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 REGIS-TRATION SYSTEMS TRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR HOME-BRIDGE FINANCIAL SERVICES, INC, dated December 18, 2014, SERVICES, INC, dated December 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 Thou-sand Thirty-Eight and 00/100 dollars sand 00/100 00/100 dollars (\$97,038.00), with interest 00/100 dollars (\$97,033.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and trans-ferred to NewRez LLC d/b/a Shellpoint Mortgage Servicing, there will be sold at public outry to the highest bidder for cash at the Gwinnett County Courthouse, with-in the legal hours of sale on the first Tuesday in June, 2023, all property described in said Securi-ty Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 36 OF THE 6TH DISTRICT, GWIN-NETT COUNTY, GEOR-GIA, BEING LUTS B NETT COUNTY, GEOR-GIA, BEING LOT 8, BLOCK A, WILSONE SUBDIVISION, UNIT NE, AS PER PLAT RECORDED IN PLAT BOOK 11, PAGE 50, GWINNETT COUNTY, GEORGIA RECORDE, VHICH RECORDED PLAT IS INCORPORAT-ED HEREIN BY THIS PLAT IS INCORPORAT ED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION. Said legal description be-ing controlling, however the property is more commonly known as 2999 WILSONE PLACE, SNELLVILLE, GA 30039. The indebtedness se-cured by said Security Deed has been and is hereby declared due be-cause of default under the terms of said Securi-ty Deed. The indebted-ness remaining in dety Deed. The indebted-ness remaining in de-fault, this sale will be made for the purpose of paying the same, all ex-penses of the sale, in-cluding attorneys fees (notice to collect same having been given) and all other payments pro-vided for under the terms of the Security terms of the Security Deed. Said property will be sold

any representation, war-ranty or recourse against the above-named or the undersigned. The sale will also be subject to the

or tenant(s). 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 con-firmation and audit of the status of the loan with the holder of the Sewith 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-tor Ock Paged Suite 200 ter Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 5:10,14,24,31,2023 GDP1376

verly Woods, Unit Three, as per plat thereof recorded in Plat Book 25, Page 224, Gwinnett Coun-ty, Georgia, records, which plat is incorporat-ed herein and made a part hereof be reference for a more detailed de-scription. Tax ID #: R5150 216 The debt secured by said

The debt secured by said Security Deed has been Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security expenses of this sale, as provided in Security Deed and by law, includ-ing attorneys fees (notice of intent to collect attor-neys fees having been given). Your mortgage servicer, Rushmore Loan Manage-ment Services, LLC, as servicer for U.S. Bank National Association not in its individual capacity

National Association not in its individual capacity but solely as Trustee for RMTP Trust, Series 2021 BKM-TT-V, can be con-tacted at 888-504-7200 or by writing to 15480 Lagu-na Canyon Road, Suite 100, Irvine, CA 92618, to discuss possible alterna-tives to avoid foreclo-sure. Said property will be sold subject to any outstand-

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), 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, covenants, and matters nances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the under-signed, the parties in possession of the proper-ty are Lawrence Johnson and Kim L Johnson or tenant(s); and said prop-erty is more commonly erty is more commonly known as 1098 Cherry known as 1098 Cherry Wood Drive, Lawrenceville, GA 30046. 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 confirma-tion and audit of the sta-tus of the loan with the holder of the security deed. deed. U.S. Bank National Association not in its individu al capacity but solely as Trustee for RMTP Trust, Series 2021 BKM-TT-V as Attorney in Fact for Lawrence Johnson and McMichael Taylor Gray,

LLC 3550 Engineering Drive, Suite 260 Suite 260 Peachtree Corners, GA 30092 404-474-7149 MTG File No.: GA2022-00531 5:10,14,24,31,2023

Lawrenceville, GA 30043. The sale will be conducted subject (1) to confirmation that the sale is mation that the sale is not prohibited under the 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. Embrace Home Loans, Inc. as Attorney in Fact for Doris M Tarsa McMichael Taylor Gray, LLC

LLC 3550 Engineering Drive, Suite 260 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 FORECLO-SURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PUR-POSE. Under and by virtue of the Power of Sale con-tained in a Security Deed given by Gina Brutus to Mortgage Electronic Registration Systems, Inc., as nominee for In-Registration Systems, Inc., as nominee for In dyMac Bank, F.S.B., a federally chartered sav-ings bank dated August 31, 2006 and recorded on September 8, 2006 in Deed Book 46989, Page 638, Gwinnett County, Georgia Records, modi-fied by Loan Modifica-tion recorded on October 20, 2020 in Deed Book 57976, Page 740, Gwinnett County, Georgia Soundy, Georgia Records, and later as-signed to WILAINGTON SAVINGS FUND SOCI-ETY, FSB, not in its indi-vidual capacity but sole-ty as Owner Truste 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, con-veving the after-de-scribed property to se-cure a Note in the origi-nal principal amount of Seventy-Nine Thousand Eight Hundred And 00/100 Dallars (\$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 court-house 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 Gwin-nett County, Georgia, be-ing more particularly de-scribed as follows: Beginning at the inter-section of the Easterly right-of-way of Gateview Wrive (46 foot right-of-way) and the Southerly right-of-way of Knight Circle (80, foot right-of-Circle (80 foot right-of-way), said point being the POINT OF BEGIN-NING: THENCE dong right-of-way of Knight Circle the following two courses and distances, North 88 degrees 55 min-utes 39 seconds East for a distance of 29.05 feet to

corporated herein by ref-erence Said property is known as 535 Clearwater PI, Lawrenceville, GA 30044, together with all fixtures and personal property at-tached to and constitut-ing a part of said proper-ty, if any. Said property will be sold subject to any outstand-

subject to any outstand-ing ad valorem taxes (in-Ing ad valorem taxes (in-cluding 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 accu-rate survey and inspec-tion of the property any tion of the property, any assessments, liens, en-cumbrances, zoning ordicumbrances, zoning ordi-nances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebt-edness and all expenses of said sale as provided in said Deed, and the bal-ance, if any, will be dis-

ance, if any, will be dis-tributed as provided by law.

law. 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 confirma-tion and audit of the sta-tus of the loop with the

tion and audit of the sta-tus 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 Servic-ing LLC as Attorney-in-

JALIM S SHERNO HAMMED A MARRIED PERSON or tenant/ten-ants. 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 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 above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, ease-ments, 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 se-curity ded. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures re-garding the rescission of judicial and nonjudicial sales in the State of Power and other foreclo-sure documents may not 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 in the preceding paragraph. WELLS FAR-GO BANK, N.A. as Attor-ney in Fact for SALIM S SHERMOHAMMED A MARRIED PERSON. THIS LAW FIRM IS MARRIED PERSON. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT TEMPTING TO COL-LECT A DEBT. ANY INFORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. 0000000757659 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Ad-dison, Texas 75001 Teledison, Texas 75001 Tele-phone: (972) 341 5398. 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 con-tained in a Deed to Se-cure Debt given by WILLIE HARRIS to MORTGAGE ELEC-TRONIC REGISTRA-TION SYSTEMS, INC. (MERS) AS NOMINEES FOR HOMEOWNERS

TION SYSTEMS, INC. (MERS) AS NOMINEE FOR HOMEOWNERS FINANCIAL GROUP USA, LLC, dated 05/10/2021, and Recorded 05/10/2021, and Recorded 00.05/12/2021 as Book No. 58721 and Page No. 00411, GWINNETT County, Georgia records, as last assigned to PEINNYMAC LOAN SERVICES, LLC (the Secured Creditor), by assignment, convey-ing the after described property to secure a Note of even date in the original principal amount of \$295,103.00, with inter-est at the rate specified therein, there will be sold by the undersigned at the GWINNETT Coun-ty Courthouse within the legal hours of sale on the first Tuesday in June, 2023, the following de-scribed property: ALL scribed property: ALL THAT TRACT OR PAR-THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOTS 65, BUILD ING A, GLADSTONE LANDING SUBDIVI-

GDP1424 gpn11 Notice of Sale Under Power. State of Georgia, County of GWINNETT: Under and by virtue of the Power of Sale con-tained in a Deed to Se-cure Debt given by V RENEE WRIGHT to FIRST FRANKLIN FI-NANCIAL CORP., SUB-SIDIARY OF NATIONAL CITY BANK OF INDI-NANCIAL CORP., SUB-SIDIARY OF NATIONAL CITY BANK OF INDI-ANA , dated 06/22/204, 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 PACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2016 (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 therein, there will be sold by the undersigned at public outcry to the fights bidder for cash at the GWINNETT Coun-ty Courthouse within the legal hours of sale on the first Tuesday in June, 2023, the following de-scribed property: ALL HAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 2 OF THE STH DIS-TRICT, GWINNETT COUNTY, LOT 2 OF THE 5TH DIS-TRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 9, BLOCK A, SWEETBRIAR CROSSING, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 69, PAGE 221, GWINNETT COUNTY RECORDS. SAID PLAT IS INCORPORATED HEREIN AND MADE A RECORDS: SAID PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE AND BE-ING IMPROVED PROP-ERTY KNOWN AS 2989 SWEETBRIAR WALK, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUN-TY, GEORGIA. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, foilure 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 remains in default, this sale will be made for the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including at-torneys fees (notice of in-tent to collect attorneys fees having been given). WILMINGTON TRUST, NATIONAL ASSOCIA-TION, NOT IN ITS INDI-VIDUAL 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 SERVIC-ING LLC, acting on be-half of and, as necessary, in consultation with WILMINGTON TRUST, NATIONAL ASSOCIA-TION, NOT IN ITS INDI-vIDUAL CAPACITY, BUT SOLELY AS TRUST 2016 1 (the cur-rent investor on the loan), is the entity with the full authority to nego-tiate, amend, and modify all terms of the loan.