9075	Foreclosures	9075	Foreclosures	9075	Foreclosures	9075	Foreclosures	9075	Foreclosures	9075	Foreclosures	9075	Foreclosures	9075	Foreclosures	9075	Foreclosures
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		Electronic Registration Systems, Inc., as grantee, as nominee for Milend, INC its succes- sors and assigns dated 10/22/2018 and recorded in		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		or modify the terms of the loan. To the best knowledge and belief of the under- signed, the party in pos-		Clement F. Francis to Mortgage Electronic Registration Systems, Inc., as grantee, as nomi- nee for Nations Direct Mortgage, LLC dba Mo-		COUNTY, GEORGIA TO WHICH PLAT REFER- ENCE IS HEREBY MADE FOR A MORE COMPLETE AND AC- CURATE DESCRIP-		is the holder of the Secu- rity Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full		US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust as agent and Attorney in		Gpn11 gdp1239 NOTICE OF SALE UN- DER POWER GEORGIA, GWINNETT	
Deed. O.C.G.A. 172.1, whi certain p garding th	Pursuant to Section 9-13- ich allows for procedures re- ie rescission of nd non-judicial	Deed Boo 00622 Gw Georgia re transferre quired by	k 56254 Page innett County, ecords; as last d to or ac- MCLP Asset Inc., convey-	Note and S The debt default, this made for the paying the	ecurity Deed. remaining in s sale will be he purpose of same and all this sale, as	session of th Christopher Aiesha L H tenant or	Hermitt and lermitt or a tenants and ty is more	tive Lending sors and a 1/8/2018 and Deed Book 0597 and	, its succes-	TION A METES, LOCATIOI PROPERI This sale	S TO THE BOUNDS AND N OF SAID	authority amend, of terms of with the of Fargo Bo	to negotiate, and modify all the mortgage debtor is: Wells ank, N.A., PO 5, Des Moines,	Fact for Jr Aldridge Piedmon Piedmon	Owen T Kenan Pite, LLP, Six t Center, 3525 t Road, N.E., ), Atlanta, Geor-	the Powe tained in a given by and Lap	d by virtue of r of Sale con- a Security Deed Floyd C Dixon ina Dixon to
sales in Georgia, t Power and sure docur be provid	the State of he Deed Under d other foreclo- ments may not ed until final on and audit of	ing the property Note in the cipal \$391,490.00	after-described to secure a e original prin- amount of , with interest rate specified	provided in Deed and b ing attorney of intent to	the Security y law, includ- 's fees (notice collect attor- having been	known as stone Drive Georgia 300 conflict ar the property	<b>3092 Hollow</b> , <b>Loganville</b> , <b>52.</b> Should a ise between address and escription the		ett County, ords; as last to or ac- PENNYMAC /ICES, LLC,	the Unite America hereinabov property v from the s	ed States of to redeem the	IA 50306, Note, how entity is law to ne	vever, that such not required by gotiate, amend the terms of	gia 30305 1216-2887 THIS LA BE ACT COLLEC	, (404) 994-7400. A AW FIRM MAY ING AS A DEBT	nee for Home loar cessors ar	
the status provided above. PHH Mort tion S/B/N Servicing,	of the loan as immediately tgage Corpora- A Ocwen Loan LLC as agent	sold by th at public highest bi before th door of Gy	here will be ne undersigned outcry to the dder for cash ne Courthouse vinnett County,	monly kno Todd Lane, 30047 toget fixtures a	rty is com- wn as 1553 Lilburn, GA her with all nd personal tached to and	legal desc control. The sale wil ed subject mation that not prohibit	ription will I be conduct- (1) to confir- the sale is ed under the	scribed pro cure a Note nal principa \$171,830.00, at the ra therein, the	in the origi- l amount of with interest the specified are will be	certain ou eral tax lie The debt s Security I and is he due becau	utstanding fed- ens secured by said Deed has been ereby declared use of, among	and belie signed, th session of Saturnino Maria Or	best knowledge f of the under- e party in pos- the property is Fernandez and belina Curtis or	LECT A FORMA TAINED USED F POSE. 12 05/10/2023	DEBT. ANY IN- TION OB- WILL BE OR THAT PUR- 216-2887A 3, 05/17/2023,	recorded 47648, Pag County, Records, ferred to 1	in Deed Book je 731, Gwinnett Georgia as last trans- The Bank of k Mellon FKA
Ronald Michelle S Pite, LLP, Center, 3 Road, N.E	Simms and Simms Aldridge Six Piedmont S25 Piedmont S25 Piedmont S25 Signation Six Piedmont	area as Order of Court of within the sale on Ju	or such other designated by the Superior said county), legal hours of ne 6, 2023 (be-	said proper the best ki belief of the the party ( possession	a part of ty, if any. To nowledge and undersigned, or parties) in of the subject	and (2) to fi tion and aud tus of the I holder of the security dee	d.	sold by the at public of highest bido before the door of Gwin Georgia (or	utcry to the ler for cash Courthouse inett County, such other	default, fa indebtedne when due manner p Note and	e and in the rovided in the Security Deed.	said prope commonly Falconwo cross, C Should a c	or tenants and erty is more / known as 5148 od Court, Nor- Georgia 30071. conflict arise	05/24/2023	3, 05/31/202	The Bank as Trustee cateholder CWABS, Backed C ries 2007-1	of New York, e for the certifi- rs of the Inc., Asset- certificates, Se- by assignment
(404) 994-7 1017-6061A THIS LAV BE ACTIN COLLECT	V FIRM MAY IG AS A DEBT	said mon date falls Holiday, being the day of sa	rst Tuesday of h unless said on a Federal n which case first Wednes- id month), the described prop-	A White or ants. Wells Farge ty Collection the entity	(are): Mark tenant or ten- o Home Equi- ors Group is or individual	Aiesha L He McCalla Ra Pierce, LLC	in Fact for Hermitt and rmitt ymer Leibert	Order of t Court of se within the le sale on June ing the first	aid county), gal hours of	default, th made for paying the expenses of provided i	remaining in his sale will be the purpose of e same and all of this sale, as in the Security by law, includ-	dress and scription scription The sale ed subject	he property ad- i the legal de- the legal de- will control. will be conduct- t (1) to confir- nat the sale is	NOTICE DER P NETT C	Gpn11 gdp1236 OF SALE UN- OWER, GWIN- OUNTY t to the Power of	50768, Pag County, Records, after-desc to secure of	in Deed Book le 565, Gwinnett Georgia conveying the ribed property a Note in the
LECT A D FORMATI TAINED	OEBT. ANY IN- ON OB- WILL BE R THAT PUR-	erty: ALL THA PARCEL ING ANI LAND LO	T TRACT OR OF LAND LY- D BEING IN T 122 OF THE RICT, GWIN-	have full au gotiate, am fy all terms gage. Wells Farge	who shall uthority to ne- end and modi- s of the mort- o Home Equi- tions Group	1544 Old Ala Roswell, GA 17:17 Page 2 www.foreclo line.net EXHIBIT A	30076	date falls o Holiday, in being the f	n a Federal which case irst Wednes- month), the	ing attorne of intent t neys fees given). Said prop	by fees (notice o collect attor- having been perty is com- wyn as <b>939 Indi-</b>	not prohil U.S. Bar and (2) to tion and a tus of the	the safe is bited under the hkruptcy Code final confirma- audit of the sta- bloan with the f the security	Sale con rity Dee lene E Jervy O gage E	d given by Pear- . Bingley and Bingley to Mort- lectronic Regis- systems, Inc., as	of NINET SAND SI TWENTY- 0/100 DOLLARS	rincipal amount Y-FIVE THOU- IX HUNDRED -FIVE AND 6 (\$95,625.00),
05/24/2023, () NOTICE	05/31/2023. Gpn11 dp1184 OF SALE UN-	NETT CO GIA, BEI BLOCK A SUBDIVIS TWO, AS	UNTY, GEOR- NG LOT 8 , , WOODFALL	Wells Farge ty Solution Drive West IA 50266 1-80 Note, howe	s Home Equi- s 7000 Vista Des Moines,	ALL THAT PARCEL OI ING AND LAND LOT 133, 5TH	TRACT OR F LAND LY- BEING IN S 132 AND DISTRICT, COUNTY,	All that trac land lying of Land Lot 12 Land Distri nett County,	nd being in 8 of the 5th ct of Gwin-	an Way, 30047 toge fixtures property c constitutin	Lilburn, GA ther with all and personal attached to and g a part of erty, if any. To	deed. Wells Far as Attorne Saturnino	go Bank, N.A. ey in Fact for Fernandez Raymer Leibert	grantee, Decision Company cessors ed 3/20/20	as nominee for One Mortgage y, LLC., its suc- and assigns dat- 006 and recorded Book 46293 Page	set forth will be sol cry to the for cash b house doo	rest thereon as therein, there ld at public out- highest bidder efore the court- or of Gwinnett Georgia, or at
NETT COU Pursuant 1 Sale conta rity Dee Heather So	to the Power of ined in a Secu- d given by anford to Mort-	PAGE 294 COUNTY, RECORDS RECORDE INCORPO	, WHICH ED PLAT IS RATED	required by tiate, amer the terms of Said proper subject to:	law to nego- nd or modify	GEORGIA, 10, "A&qu LOWSTONE SION, PHAS	BEING LOT BLOCK	Breckenridge vision, Phase plat record Book 93, Records o	e Club Subdi- e VII, as per	the best l belief of th the party possession property is	knowledge and ne undersigned, (or parties) in of the subject s (are): Ruben jo and Cande-	1544 Old A Roswell, (	labama Road	Deed Bo 271 Gw Georgia transferr quired B	d modified at ook 50585 Page vinnett County, records; as last red to or ac- by THE BANK	such plac lawfully d alternative gal hours first Tuese	ce as may be esignated as an e, within the le- of sale on the
tration Sys grantee, a Mortgage ter, LLC United Ha	ctronic Regis- stems, Inc., as is nominee for Research Cen- dba Veterans ome Loans, its and assigns	ENCE AI PART O SCRIPTIO The debt s Security [	ecured by said Deed has been	es (includin are a lien, due and pay paid water bills that co	g taxes which but not yet vable), (b) un- or sewage nstitute a lien he property	PLAT BOOK 86-87, COUNTY, RECORDS, PLAT IS F	(120, PAGES GWINNETT GEORGIA WHICH IEREBY IN- ED HEREIN	plat is by r corporated made a part Parcel ID: R The debt sec Security De	eference in- herein and hereof. 25128 348 ured by said ed has been	laria Berr or tenants. Shellpoint vicing is t dividual d	nejo or tenant	*Auction ed by (www.auc EXHIBIT ALL THA	Auction.com Auction.com A AT TRACT OR OF LAND LY-	LON FH OF NE TRUSTE CERTIF ERS OF	W YORK MEL- CA THE BANK W YORK, AS E FOR THE ICATEHOLD- CWABS INC.,	described SEE EX TACHED MADE A OF	property: HIBIT A AT- HERETO AND PART HERE- secured by said
dated 2/6/2 ed in Dee Page 0140 at Deed B 29 Gwin	018 and record- ed Book 55695 and modified ook 56423 Page mett County, ecords; as last	due becau other poss default, fa indebtedne when due	and in the	or not ya payable and not be of re right of re any taxing	e and payable et due and d which may ecord, (c) the edemption of authority, (d)	(" THE LAND" PROPERTY THE SAM SCRIBED	;). THIS BEING E AS DE- IN THAT		e of, among le events of re to pay the as and and in the	modify all mortgage. Shellpoint vicing Pe Greenville	te, amend and I terms of the Mortgage Ser- O Box 10826 , SC 29603-0826	LAND LO 6TH DI GWINNE GEORGIA LOT 19, B	D BEING IN T 226 OF THE STRICT, OF TT COUNTY, A, AND BEING LOCK A OF	TIFICAT 2006-ABC after-des to secur original	C1, conveying the cribed property e a Note in the principal amount	Security I and is he due becau other pos default, fa indebtedne	Deed has been ereby declared se of, among sible events of ilure to pay the ess as and
transferred quired by Mortgage LLC, conv ter-describ secure a N	d to or ac- y AmeriHome Company, veying the af- bed property to lote in the orig-	Note and The debt default, th made for paying the	rovided in the Security Deed. remaining in is sale will be the purpose of e same and all of this sale, as	be disclosed rate survey tion of the (e) any liens, e	s which might by an accu- and inspec- property, and assessments, ncumbrances,	BOOK 50207 RECORDS	) AT DEED , PAGE 142, OF GWIN- NTY, GEOR-	Note and Se The debt r default, this made for th paying the s	emaining in sale will be e purpose of ame and all	entity or in required b tiate, among the terms	ever, that such ndividual is not by law to nego- end or modify of the loan.	RECORD BOOK 8, I GWINNE GEORGIA	S PER PLAT ED IN PLAT PAGE 222 OF TT COUNTY. A RECORDS,	est at th therein, sold by at public highest	90.00, with inter- ne rate specified there will be the undersigned c outcry to the bidder for cash the Courthouse	manner p Note and The debt default, th made for	e and in the provided in the Security Deed. remaining in his sale will be the purpose of
\$225,597.00 at the therein, t sold by th at public	ipal amount of , with interest rate specified there will be ne undersigned outcry to the	provided i Deed and ing attorne of intent t	n the Security by law, includ- eys fees (notice o collect attor- having been	strictions, c matters of or to the S first set out The sale wi	linances, re- ovenants, and record superi- isecurity Deed above. Il be conduct- to (1) confir-	Our file no. FT5 05/10/2023, 05/24/2023, 05	23-11245GA – 05/17/2023, /31/2023.	provided in Deed and by ing attorneys of intent to		subject to standing a es (includi are a lier due and po	erty will be sold : (a) any out- id valorem tax- ing taxes which n, but not yet ayable), (b) un- er or sawage	PORATE AND MA HEREOF ENCE. MR/mac 6	LAT IS INCOR- D HEREIN NDE A PART BY REFER- %6/23 0. 22-10221GA -	door of C Georgia area as Order c Court o	Gwinnett County, (or such other designated by of the Superior f said county), ne legal hours of	expenses provided Deed and including (notice	e same and all of this sale, as in the Security by law, attorney fees pursuant to § 13-1-11 having
before th door of Gv Georgia ( area as Order of	idder for cash ne Courthouse vinnett County, or such other designated by the Superior caudity	Said prop monly kr Woodfall E GA 30047 all fixture	erty is com- own as 5109 Dr SW, Lilburn, together with s and personal ttached to and	mation tha not prohibit U.S. Bankı and (2) fir tion and au	t the sale is ted under the ruptcy Code; nal confirma- dit of the sta- loan with the	gdr STATE OF C COUNTY NETT NOTICE OF	OF GWIN-	Said proper monly know Rockingham ganville, Ga gether with	wn as <b>269</b>	against whether d or not payable a	er or sewage constitute a lien the property ue and payable yet due and nd which may record, (c) the	FT5 05/10/2023, 05/24/2023,	05/17/2023, 05/31/2023. Gpn11 dp1231	sale on . ing the said mo date fall Holiday, being th	June 6, 2023 (be- first Tuesday of onth unless said ls on a Federal in which case he first Wednes-	been giver Said prope subject to ing ad val cluding to	
within the sale on Ju ing the fin said mont date falls	said county), legal hours of ine 6, 2023 (be- rst Tuesday of th unless said on a Federal in which case	constitutin said prope the best l belief of th	g a part of rty, if any. To knowledge and he undersigned, (or parties) in of the subject	holder of Deed. P O.C.G.A. 172.1, whic certain pr	the Security ursuant to Section 9-13- h allows for ocedures re- rescission of	sale contain curity Deed EUN JUN MORTGAGE	the power of ed in the Se- executed by G KO to FLEC-	tached to a ing a part of ty, if any. knowledge a the undersig	nd constitut- said proper- To the best and belief of ned, the par- s) in posses-	right of any taxing any matte be disclose rate surve	redemption of a authority, (d) rs which might ed by an accu- ey and inspec- property, and	DER PC NETT CO Pursuant Sale conto rity Deed	to the Power of ained in a Secu- given by Owen	day of s following erty: ALL TH PARCEL ING AN	aid month), the described prop- IAT TRACT OR OF LAND LY- ND BEING IN	and paya of redemp ing autho ters which closed by	ble), the right btion of any tax- rity, any mat- h might be dis- / an accurate d inspection of
being the day of sa	in which case first Wednes- id month), the described prop-	property is J Isom or ants.	ance, LP is the	judicial and sales in t Georgia, th	d non-judicial the State of e Deed Under other foreclo-	TION SYST AS GRANTI SOLELY AS	REGISTRA- EMS, INC., EE, ACTING NOMINEE	sion of the s erty is (are)		(e) any liens, zoning or	assessments, encumbrances, rdinances, re- covenants, and	T Kenan tion Mort dated	Jr to Genera- gage Company 10/9/2007 and in Deed Book	LAND L 7TH DI NETT C	OT 83 OF THE STRICT, GWIN- OUNTY, GEOR- EING LOT 25,	the proper ments,	liens, encum- zoning ordi-

J Isoff of fermine a content onts. Selene Finance, LP is the entity or individual des-ignated who shall have full authority to negoti-ate, amend and modify all terms of the mort-ange erfy: ALL THAT TRACT PAR-CEL OF LAND LYING AND BEING IN LAND LOT 206, 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 95, BLOCK A, HER-ITAGE CORNERS SUB-DIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGE 186-188, GWINNETT COUN-TY, GEORGIA RECORDS, WHICH all terms of the mort-gage. Selene Finance, LP 3501 Olympus Blvd 5th Floor, Suite 500 Dallas, TX 750191-877-735-3637 Note, however, that such entity or individual is not required by low 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-ses (including taxes which are a lien, but not yet due and payable), (b) un-paid water or sewage gage. 188, GWINNETT COUNT TY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFER-ENCE AND MADE A PART OF THIS DE-SCRIPTION The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and

default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, includ-Deed and by law, includ-ing attorneys fees (notice of intent to collect attorneys fees having been

given). Said property is com-monly known as 919 Ar-

II25-368A 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. II25-368A 05/10/2023, 05/31/2023, 05/24/2023, 05/31/2023 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) GPUILES, GATINESS GPN11 gdp1198 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale con-tained in a Security Deed given by Christopher Hermitt and Alesha L Hermitt to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for CARNEGIE MORT-GAGE LLC, A NEW JERSEY LIMITED LIA-BILITY COMPANY, its successors and assigns, dated January 28, 2011, recorded in Deed Book 50528, Page 71, Gwinnett County, Georgia Records, as last transferred to M&T Bank by as-signment recorded in Deed Book 50534, Page 503, Gwinnett County, Georgia Records, as last transferred to M&T Bank by as-signment recorded in Deed Book 50534, Page 503, Gwinnett County, Georgia Records, con-ty, Georgia Records, as last transferred to M&T Bank by as-signment recorded in Deed Book 50534, Page 503, Gwinnett County, Georgia Records, con-ty, Georgia Records, con-ty, Georgia Records, as-last transferred to M&T Bank by as-Signment County, Georgia Records, con-ty, Georgia Records, con-Con-Con-Con-Con-Con-Con-Co Gpn11 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 first set out above. The sale will be conduct-

The sale will be conduct-ed subject to (1) confir-mation that the sale is

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 9-13-72.1, 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. Wells Fargo Bank, N.A.,

bove. Wells Fargo Bank, N.A., s/b/m to Wachovia Bank, National Association as agent and Attorney in Fact for Mark A White Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Geor-gia 30305, (404) 994-7400. 1125-368A THIS LAW FIRM MAY

DER POWER Pursuant to the power of sale contained in the Sesale contained in the Se-curity Deed executed by EUN JUNG KO to MORTGAGE ELEC-TRONIC REGISTRA-TION SYSTEMS, INC., AS GRANTEE, ACTING SOLELY AS NOMINEE FOR PMAC LENDING SERVICES, INC. in the original principal amount of \$147,283.00 dated Au-gust 28.2015 and recordoriginal principal amount original principal amount of \$147,283.00 dated Au-gust 28, 2015 and record-ed in Deed Book 53803, Page 54, Gwinnett Coun-ty records, said Security Deed being last trans-ferred to LAKEVIEW LOAN SERVICING, LLC in Deed Book 59452, Page 462, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Court-house door in said Coun-ty, or at such other place as lawfully designated, within the legal hours of sale, on June 06, 2023, the property in said Security Deed and described as follows: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 49 OF THE TTH DISTRICT, GWIN-NETT COUNTY, GEOR-GIA, BEING LOT 85, BLOCK A OF COLLINS VILLAGE SUBDIVI-SION, UNIT ONE, PER PLAT THEREOF RECORDED IN PLAT BOOK 43, PAGE 21, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDEN

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-WHICH RECORDED PLAT IS INCORPORAT-ED HEREIN BY REF-ERENCE AND MADE A PART OF THIS DE-SCRIPTION. Said property being known as: 200 RADNER RUN-LAWRENCEVILLE, GA 30043 To the best of the under-signeds knowledge, the party or parties in pos-session of said property is/are EUN 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 prohibiled 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 confirmation and audit of the status of the loan with the index of the loan with the status of the loan with the provided immorphysical sales in the status of the status of the loan with the status of the loan with the index of the loan with the status of the loan sales in the status of the loan with the status of the loan the status of the loan as provided immediately provided immediately above. PENNYMAC LOAN SERVICES, LLC as agent and Attorney in Fact for Clement F. Francis Aldridge Pite, LLP, Six Piedmont Cen-ter, 3525 Piedmont Cen-ter, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 7400. 1120-23851A 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 ECO THAT BUD TAINED WILL BE USED FOR THAT PUR-POSE. 1120-23851A 05/10/2023, 05/17/2023, Granuszy, ostanzos, Genili gapi213 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY Pursuant to the Power of Sale contained in a Secu-rity Deed given by Ruben L. Bermeio to Perimeter Mortgage Funding Corporation dat-de 8/27/1999 and recorded in Deed Book 19163 Page 185 and modified at Deed 8/27/1999 and recorded in Deed Book 19163 Page 185 and modified at Deed 8/27/1999 and recorded in Deed Book 19163 Page 185 and modified at Deed 8/27/1999 and recorded in Deed Book 19163 Page 185 and modified at Deed 8/27/1999 and recorded 196 BANK, National Association, not in its individual capacity, but solely as legal title truste for PRL Title trust i, conveying the af-ter-described property to 05/24/2023, 05/31/2023. Trust I, conveying the af-ter-described property to secure a Note in the orig-inal principal amount of \$116,936.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the 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 dote falls on a Federal Holiday, in which case being the first Wednes-day of said month), the day of said month), the following described propduy of science and a second and a second and a second a s

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-poid water or sewage of intent to collect attor-neys fees having been given). Said property is com-monly known as 269 Rockingham Drive, Lo-ganville, GA 30052 to-gether with all fixtures and personal property at-tached to and constitut-ing a part of said proper-ty, if any. To the best knowledge and belief of the undersigned, the par-ty (or parties) in posses-sion of the subject prop-erty is (are): Clement F. add and paydbey, (b) di-paid wafer or sewage bills that constitute a lien against the property whether due and payable or not vet 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 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 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. UMB BANK, National 05/10/2023, 05/31/2023, 05/24/2023, 05/31/2023. Gpn11 9dp1231 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY Pursuant to the Power of Sale contained in a Secu-rity Deed given by Owen T Kenan Jr to Genera-tion Mortgage Company dated 10/9/2007 and recorded in Deed Book 48424 Page 0804 Gwinnett County, Georgia records; as last transferred to or acquired by US Bank Trust National Associa-tion, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust, conveying the afterde-scribed property to se-cure a Note in the origi-nal principal amount of \$223,500.00, with interest at the rate specified

erty is (are): Clement F. Francis or tenant or ten-ants. PennyMac Loan Ser-vices, LLC is the entity or individual designated who shall have full au-thority to negotiate, amend and modify all terms of the mortgage. PennyMac Loan Ser-vices, LLC Loss Mitiga-tion 3043 Townsgate Road #200, Westlake Vil-lage, CA 91361 1-866-549-3583 Note, however, that such entity or individual is not required by law to nego-tiate, amend or modify the terms of the Ioan. 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 whether due and payable or not yet due and payable and which may not be of record, (c) the

UMB BANK, National Association, not in its in-dividual capacity, but solely as legal title trustee for PRL Title Trust I as agent and At-torney in Fact for Ruben L. Bermeio Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Geor-gia 30305, (404) 994-7400. 1263-2996A THIS LAW FIRM MAY

1263-2996A THIS LAW FIRM MAY BE ACTING AS A DEBT

at the rafe 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 sald month unless said date falls on a Federal Holiday, in which case being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednes-day of said month), the following described prop-erty: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 52 OF THE GIA, BEING LOT 32, BLOCK B, PLANTA-TION FOREST SUBDI-VISION, UNIT ONE, AS PER PLAT BCOK 43, PAGE 41, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORAT-ED HEREIN AND MADE A PART HERE-OF BY THIS REFER-ENCE. The debt secured by said Security Deed has been due because of, among other possible events of default, failure to pay the 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 do intent to collect attoring attorneys fees (notice of intent to collect attor-neys fees having been given). Said property is com-monly known as 2341 Boone Place, Snellville, GA 30078-4148 together 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 parsigned, the party (or par-ties) in possession of the

Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of said month unless said date falls on a Federal Holiday, in which case being the first Tuesday 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 VARCEL OF LAND LY-ING AND BEING IN LAND LOT 83 OF THE COUNTY, GEOR GIA, BEING LOT 25, BLOCK A, CLAIRE-MONT SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 107, PAGE 300 AND PLAT BOOK 108, PAGE 1, GWINNETT COUNTY, GEORGIA NECORDS, WHICH PLAT IS INCORPORAT. DE HEREIN AND MADE A PART HERE. This sale will be made subject to any right of the United States of 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. 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 of the Security Deed to the property in accorthe property in accor-dance with OCGA § 44-14-162.2. The entity that has full authority to propertiate 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-The otex sector by beed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, includ-

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. Said property will be sold on an & auot;as:skaud; basis without any repre-sentation, warranty or recourse against the above-named or the un-dersigned.

is more

commonly

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 1776 Se-verbrook

the second secon ty

bor Crowne Dr., Lawrenceville, GA 30045 together with all fixtures and personal property at-tached to and constitut-ing a part of said proper-ty, if any. To the best knowledge and belief of the undersigned, the par-ty (or parties) in posses. ty (or parties) in posses-sion of the subject property is (are): Heather Sanford or tenant or tenerty

Centar is the entity or in-dividual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

Cenlar Mortgage Servic-

Centar Mortgage Servic-ing Representative 425 Phillips Boulevard Ew-ing, NJ 08618 custom-erservice@loanadminis-tration.com 1-800-223-6527 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 gagainst 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-tion of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, re-strictions, covenants, and matters of record superi-ro 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 OCC.G.A. Section 9-13-

172.1, which allows for certain procedures re-garding the rescission of 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. above

above. AmeriHome Mortgage Company, LLC as agent and Attorney in Fact for Heather Sanford Aldridge Pite, LLP, Six Piedmont Road, N.E., Suite 700, Atlanta, Geor-gia 30305, (404) 994-7400. 1010-1980A THIS LAW FIRM MAY BE ACTING AS A DEBT

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. 1010-1980A 05/04/0203, 05/31/2023. 05/24/2023, 05/31/2023.

Gpn11

GPN11 gdp1188 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY Pursuant to the Power of Sale contained in a Secu-rity Deed given by Ami-ng J Isom to Mortgage

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 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 Ioan as provided immediately above.

above. MCLP Asset Company, Inc. as agent and Attor-ney in Fact for Amina J Isom Aldridge Pite, LLP,

Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1078-219A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COL-LECT A DEBT. ANY IN-EORMATION LECT A DEBT. ANY IN-FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. 1078-219A 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023.

Gpn11 gdp1196 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY

DER POWER, GWIN-NETT COUNTY Pursuant to the Power of Sale contained in a Secu-rity Deed given by Mark A White to Wachovia Bank, National Associa-tion dated 2/16/2006 and recorded in Deed Book 46228 Page 133 Gwinnett County, Georgia records; as last transferred to or acquired by Wells Fargo Bank, N.A., s/b/m to Wa-chovia Bank, National Association, conveying the after-described prop-erty to secure a Note in the original principal amount of \$107,800.00, with interest at the rate specified therein, there will be sold by the under-signed at public outcry to the original principal will be sold by the under-signed at public outcry to the highest bidder for cash before the Court-house door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on June 6, 2023 (be-ing the first Tuesday of said month unless said

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: ALL THAT CERTAIN PROPERTY SITUATED IN THE CITY OF LIL-BURN IN THE COUNTY OF GWINNETT AND STATE OF GEORGIA AND BEING DE-SCRIBED IN A DEED DATED 12/06/2000 AND RECORDED 04/02/2001 IN BOOK 22664, PAGE TA AMONG THE LAND RECORDED 04/02/2001 IN BOOK 22664, PAGE AND REFERENCED AS FOLLOWS: BLOCK A, LANDLOT 74, DISTRICT 6, SUBDIVISION LIN-COLNSHIRE ESTATES, PLAT BOOK 5, PLAT PAGE 101. PARCEL ID NUMBER: R6074 100 The debt secured by said Security Deed has been and is hereby declared

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: M&T Bank , One Fountain Plaza, Buffalo, NY 14203, 800-724-1633. Note, however, that such entity is not required by law to negotiate, amend

503, 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 SEV-ENTY-TWO THOUSAND SIX HUNDRED SEVENTY-FOUR AND 0/100 DOL-LARS (\$172,674.00), with interest thereon as set

LARS (\$172,674,00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the le-gal hours of sale on the first Tuesday in June, 2023, the following de-scribed poperty:

2023, the following de-scribed property: SEE EXHIBIT A AT-TACHED HERETO AND MADE A PART HERE-OF 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 default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney fess (notice pursuant to O.C.G.A. § 13-11 having been given). 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 disclosed by an accu-

ing authority, any mat-ters which might be disclosed by an accu-rate survey and inspec-tion of the property, any assessments, liens, en-cumbrances, zoning ordi-nances, restrictions, covenants, and any mat-ters of record including, but notlimited to, those superior to the Security Deed first set out above. Said property will be sold on an & auot; as: skauot; basis without any repre-sentation, warranty or recourse against the above-named or the undersigned. M&T Bank is the holder of the Security Deed to the property in accordance with OCGA § 44:14-162.2. The entity that has full authority to negotiate, amond and modified all

session of said property is/are EUN JUNG KO or tenant(s). The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of 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 purpose of paying the will be made for the purpose of paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees having been given). Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any mat-ters which might be dis-closed by an accurate survey and inspection of the property; and (4) any assessments, liens, ordinances, restrictions, covenants, and matters of record superior to the of record superior to the Security Deed first set

Security Deed first set out above. Said sale will be conduct-ed subject to the follow-ing: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. The name, address, and of the Security Deed. The name, address, and telephone number of the individual or entity who has full authority to ne-gotiate, amend, and mod-ify all terms of the mort-gage is as follows: LoanCare, LLC 3637 Sentara Way Virginia Beach, VA 23452 1-800-274-6600 Note that pursuant to 1-800-274-6600 Note that pursuant to O.C.G.A.§ 44-14-162.2, the above individual or enti-ty is not required by law to negotiate, amend, or modify the terms of the mortgage. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COL-LECT A TEMPTING TO COL-LECT A DEBT. ANY INFORMA-TION OBTAINED MAY BE USED FOR THAT PURPOSE. LAKEVIEW LOAN SER-VICING, LLC, as Attorney-in-Fact for EUN JUNG KO Robertson, Anschutz, Schneid, Crane & amp; Partners, PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, 6A 30097 Phome: 470.321.7112

Phone: 470.321.7112 Firm File No. 23-105816 – GaR GaR 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023.

Gpn11 odpi1204 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY Pursuant to the Power of Sale contained in a Secu-rity Deed given by 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. 1263-2996A 05/10/2023, 05/17/2023, 05/12/2023, 05/17/2023,

by 10/2023, by 11/2023, by 24/2023, by 31/2023. Gpn11 gdp1229 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale con-tained in a Security Deed given by Saturnino Fer-nandez to Phoenix Global Mortgage Corporation, dated November 14, 2001, recorded in Deed Book 25684, Page 67, Gwinnett County, Georgia Records and as modified by that certain Loan Modifica-tion Agreement recorded in Deed Book 59682, Page 764, Gwinnett County, Georgia Records, as last transferred to Wells Far-ran Bank NA by vassign-Georgia Records, as last transferred to Wells Far-go Bank, N.A. by assign-ment recorded in Deed Book 5495, Page 892, Gwinnett County, Geor-gia Records, conveying the after-described prop-erty to secure a Note in the original principal amount of ONE HUN-DRED THIRTY-FIVE THOUSAND TWO HUN-DRED THIRTY-FIVE THOUSAND TWO HUN-DRED THIRTY-NINE AND 0100 DOL-LARS (\$135,299.00), with interest thereon as set

LARS (\$135,299.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an elternative within the less lawfully designated as an alternative, within the le-gal hours of sale on the first Tuesday in June, 2023, the following de-scribed property: SEE EXHIBIT A AT-TACHED HERETO AND MADE A PART HERE-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 and

default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, includ-pursuant to O.C.G.A. § 13-1-11 having been giv-en).

a). 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 they 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 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 & quot; as-is& quot; basis without any repre-sentation, warranty or recourse against the above-named or the undersigned. Wells Fargo Bank, N.A.

signed, the party (or par-ties) in possession of the subject property is (are): Estate/Heirs of Owen T Kenan Jr or ten-ant or tenants. Fay Servicing, LLC is the entity or individual designated who shall have full authority to ne-gotiate, amend and modi-fy all terms of the mort-gage. Fay Servicing, LLC P.O. box 81409 Dallas, TX 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 fo: (a) any out-standing d valorem tax-es (including taxes which are a lien, but not yet dwater before the range

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, 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 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 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 Ioan as provided immediately above.

Suita property is com-monly known as 1776 Se-verbrook Place, Lawrenceville, GA 30043 together with all fixtures and personal property at-tached to and constitut-ing a part of said proper-ty, if any. To the best knowledge and belief of the undersigned, the par-ty (or parties) in posses-sion of the subject prop-erty is (are): Pearlene E. Bingley and Jervy O Bingley or tenant or ten-ants. Shellpoint Mortgage Ser-vicing is the entity or in-

vicing is the entity or in-dividual designated who shall have full authority to negotiate, amend and modify all terms of the

holder of the security deed. The Bank of New York Mellon FKA The Bank of New York, as Trustee for the cwH85, Inc., Asset-Backed Certificates, Se-ries 2007-1 as Attorney in Fact for Floyd C Dixon and Lapian Dixon.

and Lapina Dixon 14:16 14:16 Page 2 McCalla Raymer Leibert Pierce, LLC 15:44 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-line.net EXHIBIT A All that certain parcel of

Shellpoint Mortgage Ser-vicing PO Box 10826 Greenville, SC 29603-0826 Hallpoint Mortgage Ser-vicing PO Box 10826 Greenville, SC 29603-0826 Hallpoint Nortgage Ser-vicing PO Box 10826 Greenville, SC 29603-0826 Hallpoint Service PO required by law to nego-tiate, amend or modify the terms of the Ioan. Said property will be sold subject to: (a) any out-standing ad valorem tox-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, 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-EXHIBIT A All that certain parcel of land situate in Land Lot 348 of the 4th District, County of Gwinnett, State of Georgia, being known and designated as: Part of Lot 16, Block 40, Norris Lake Shores Sub-division, Section Six, ac-cording to plat recorded at Plat Book G, Page 19, Gwinnett County Records, which refer-ence is made for the pur-pose of incorporating the same as a part here-in, more particularly dein, more particularly de-scribed as follows: Beginning at an iron pin set on the Southeasterly side of Joseph Drive (50 foot right-of-way) 789.80 feet Northeasterly from

tion and audit of the sta-tus of the loan with the holder of the Security Deed. Pursuant to 0.C.G.A. Section 9-13-172.1, which allows for certain procedures 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 Power and other foreclo-sure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately

THE SIGUS OF THE IGUIT ADOVE. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFI-CATEN INC., ASSET-BACKED CERTIFI-CATES, SERIES 2006-ABC1 as agent and Attor-ney in Fact for Pearlene E. Bingley and Jervy O Bingley Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Geor-gia 30305, (404) 994-7400.

1263-3039A THIS LAW FIRM MAY 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 05/10/2023, 05/31/2023, 05/20/2033, 05/31/2023,

05/24/2023, 05/31/2023

05/17/2023, 05/10/2023, 05/17 05/24/2023, 05/31/2023.

foot right-of-way) 789.80 feet Northeasterly from the corner formed by the intersection of the South-easterly side of Joseph Drive and the Northerly side of Amy Road (50 foot right-of-way); thence running North 32§ 08' 10" East 50.07 feet along the Southeasterly side of Joseph Drive to an iron pin found; thence run-ning the following cords and distances: South 43§ 03' 08" East 51.06 feet; South 43§ 28' 28" East 41.18 feet; South 43§ 28' 28" Bast 41.18 feet; South 43§ 28' 28" East 41.18 feet; South 43§ 48" East 41.18 feet; South 43§ ning South 328 37' 09" West 41.06 feet; thence running 325; 53' 17" West 14.68 feet to a point; thence North 36§ 41' 08" West 41.24 feet; thence running North 329; 05&' 23" West 41.24 feet; thence running North 528; 59' 42" West 33.53 feet to a point; thence running North 558; 08' 14" West 38.65 feet to an iron pin set on the Southeasterly side of Joseph Drive and the point of beginning. Tax ID: R4348A040 MR/id.6/23 Our file no. 23-11427GA – FT7 05/10/2023, 05/17/2023,