9075

Foreclosures

Foreclosures

terest thereon as provided therein, as last transferred to loanDepot.com, LLC, recorded in Deed Book 60394, Page 88,

detherein, as last transferred to loanDepot.com, LLC, recorded in Deed Book 60394, Page 88, aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in June, 2023, all property described in said Security Deed including bunot limited to the following described property: All That Tract or Parcel of Land Lot 47 of the 6th District, Gwinnett County, Georgia Being Lot 7 Block C Laurel Fork Subdivision Unit Two as per Plat recorded in plat record which plat is incorporated herein by reference and made a part of this description. Accessor's Parcel No: R6047 351 Said property may more commonly be known as 4060 Na Ah Tee Trail, Snellville, Gamong other possible events of detault, non-

9075

amount of \$303,403.00 dated June 1, 2021 and recorded in Deed Book 58800, Page 120, Gwinnett County records, said Security Deed being last transferred to PLANET HOME LENDING LLC in Deed Book 58802, Page 670, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on June 06, 2023, the property in said Security Deed and described as follows: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATION LAND LOT 15, OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT53, BEING LOT53, BEING LOT53, BEING LOT54, BEING LOT54, BEING LOT54, BEING LOT57, AND 278, AS REVISED IN PLAT BOOK 93, PAGES 277 AND 278, AS REVISED IN PLAT BOOK 93, PAGES 277 AND 278, AS REVISED IN PLAT BOOK 93, PAGES 277 AND 278, AS REVISED IN PLAT BOOK 93, PAGES 277 AND 278, AS REVISED IN PLAT BOOK 95, PAGES 160 AND 161, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE FOR AMORE COMPLETE DESCRIPTION. Said property being known as: 3393 MADISON FARM WAY SNELVILLE, GA 30039

To the best of the under signeds knowledge, the party or parties in possession of said property is/sare CORY HERROOD or tenant

sion of said property is/are CORY HERROD 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 remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees having been given). Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set of the following:

the Security Deed first set out above.
Said sale will be conducted subject to the following:
(1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed.

Deed.
The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows: as follows: Planet Home Lending,

LLC Suite 303 Research Parkway, Suite 303 Meriden, CT 06450 1.855-884-2250 Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or en-tity is not required by law to negotiate, amend, or modify the terms of the mortgage. mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A
DEBT. ANY INFORMATION OBTAINED MAY BE
USED FOR THAT PURPOSE.

PLANET HOME LENDING LLC, as Attorney-in-Fact for CORY HERROD Robertson, Anschutz, Schneid, Crane & Early Partners, PLLC 10700 Abbotts Bridge

Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-077359 -DaG 950-99823

04/12/2023, 05/17/2023, 05/10/2023, 05/17/202 05/24/2023, 05/31/2023.

NOTICE OF SALE
UNDER POWER
GEORGIA, GWINNETT
COUNTY
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Nelson Russell
to Mortgage Electronic
Registration Systems.

to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Guild Mortgage Company, A California Corporation, its successors and assigns, dated November 10, 2016, recorded in Deed Book 54825, Page 557, Gwinnett County, Georgia Records, as last transferred to Guild Mortgage Company LLC by assignment recorded Mortgage Company LLC by assignment recorded in Deed Book 60475, Page 260, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FIFTEEN THOUSAND EIGHT HUNDRED SIX-TY-TWO AND 0/100 DOL--TWO AND 0/100 DOL-

TY-TWO AND 0700 DOL-LARS

(\$115,862.00), 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, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in June, 2023, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART 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

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 aftorney ees (notice pursuant to O.C.G.A. § 13-1-11 having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxes.

a lien, but not yet due and payoble), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an " as-is" basis without any representation, warranty or recourse against the above-named or the

9075 Foreclosures

Guild Mortgage Compa-ny LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. with OCGA § 44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Guild Mortgage Company LLC, PO BOX 85304, San Diego, CA 92186, 800-365-4441.

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

or modify the terms of the loan.
To the best knowledge and belief of the undersigned, the party in possession of the property is Nelson Russell and Estate of Nelson Russell or a tenant or tenants and said property is more commonly known as 3254 Newcastle Way. Snelcommonly known as 3254
Newcastle Way, SnelIville, Georgia 30039.
Should a conflict arise
between the property address and the legal description will control.
The sale will be conducted subject (1) to confirmation that the sale is
not prohibited under the
U.S. Bankruptcy Code
and (2) to final confirmation and audit of the status of the loan with the tus of the loan with the holder of the security

holder of the security deed.
Guild Mortgage Company LLC as Attorney in Fact for Nelson Russell McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076

www.foreclosurehot-line.net 15:11

III.e.ner
15:11
Page 2
EXHIBIT A
All that tract or parcel of
land lying and being in
Land Lot 31 of the 6th
District of Gwinnett
County, Georgia and being Lot 12, Block D, Centerville-North, Unit One,
as shown in Plat Book 2,
Page 227, revised at Plat
Book 3, Page 135, Gwinnett County Records,
which plats are incorporated herein by
this reference and made
a part of this description.
MR/i.d 6/6/23
Our_file no. 23-10706GA Our file no. 23-10706GA -FT17

950-100198 04/26/2023, 05/03/2023, 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023.

os/10/2023, os/31/2023.
os/24/2023, os/31/2023.

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Semetar C Avery to Sun America Mortgage Corporation, dated April 21, 2000, recorded in Deed Book 20459, Page 127, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 59467, Page 639, Gwinnett County, Georgia Records, as last transferred to U.S. Bank Trust National Association, not in its individual capacity but solely as Delaware trustee and U.S. Bank National Association, not in its individual capacity but solely as Co-Trustee for Government Loan Securitization Trust 2011-FV1 by assignment recorded in Deed Book 53165, Page 204, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED

indebtedness as and when due and in the manmer 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

oc.G.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an aquotas-isaquot; basis without any representation, warranty or recourse against the abovenamed or the undersigned.

named of the undersigned. Government Loan Securitization Trust 2011-FVI. U.S. Bank Trust National Association, not in its individual capacity but solely as Delaware trustee and U.S. Bank National Association port in its ciation, not in its

individual capacity but solely as Co-Trustee is the holder of the Security holder of the Security
Deed to the property in accordance with OCGA §
44-14-162.2.
The entity that has full au-

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St. Suite 300, Greenwood Village, CO 80111, 800-306-6059. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

9075 Foreclosures solely as Co-Trustee 14:27

14:27
Page 2
as Attorney in Fact for
Semetar C Avery
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline net

Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A
ALL THAT TRACT OR
PARCEL OF LAND LYING
AND BEING IN LAND
LOT 99 OF THE 5TH DISTRICT. GWINNETT
COUNTY, GEORGIA, BEING LOT 30, BLOCK FROLLING
MEADOWS
SUBDIVISION. UNIT
TWO, ACCORDING TO
PLAT OF SURVEY
PRECORDED IN PLAT
BOOK 80, PAGE 209,
GWINNETT COUNTY,
GEORGIA RECORD,
WHICH PLAT AND THE
RECORD THEREOF ARE
INCORPORATED HEREIN BY REFERENCE
THERETO.
ME/cht 6/6/23
Our file no. 51802607 FT1
950-100190
04/26/2023, 05/03/2023,
05/10/2023, 05/17/2023,
05/10/2023, 05/17/2023,
05/24/2023, 05/31/2023.

Notice of Sale
Under Power
State of Georgia,
County of Gwinnett
Under and by virtue of the
Power of Sale contained in
a Security Deed given by
Cynthia K. Gaye to National City Mortgage Co
dba Commonwealth
United Mortgage Company (the Secured Creditor), dated August 5,
2002, and Recorded on
October 17, 2002 as Book
No. 29249 and Page No.
29249 and Page No.
29249 and Page No.
14, Gwinnett County,
Georgia records, conveying the after-described
property to secure a Note
of even date in the original
principal amount of

principal amount of \$107,648.00, with interest at the rate specified therein, as last assigned to Carrington Mortgage Services, LLC by assignment that is or to be recorded in the Gwinnett County, Georgia Records, there will be sold by the undersigned at public outcry to the highest bidder for cash at the Gwinnett County Courthouse within the legal hours of sale on the first Tuesday in June, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 160 of the 6th District, Gwinnett County, Georgia, being a part of Lot 10A (also referred to as site 10A) of Block A, Indian Lake, as per plat recorded in Plat Book 23, Page 93, Gwinnett County Records, soid portion of Lot 10A also referred to as future lot 19 and being more particularly described as follows: Beginning at an iron pin cated on the southwest right-of-way line of Indian Lake Drive a distance of 704.47 feet northwest as measured along said right-of-way line of Hidrest Road, said point being located at the northwest corner of Lot 9A said subdivision; thence South 28 degrees 28 minutes 03 seconds West along the line dividing lots 9A and 10A, 116.3 feet to an iron pin; thence North 27 degrees 14 minutes 36 seconds East 50.93 feet to an iron pin; thence North 29 degrees 14 minutes 36 seconds East 50.93 feet to an iron pin located at the northwest corner of Lot 9A said stight-of-way line of Indian Lake Drive; thence South 28 degrees 21 minutes 35.38 feet to an iron pin located at the north of beginning, being more particularly shown

on survey prepared by Paul Lee Consulting Engineering Associates dated March 13, 1984. Tax ID: R6160 322 The debt secured by said Security

cured 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. 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 Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Carrington Mortgage Services, LLC holds the duly endorsed Note and is the security Deed to the property. Carrington Mortgage Services, LLC is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. §44-14-162.2, the secured that, pursuant to 0.C.G.A. §44-14-162.2, the secured that, pursuant to 0.C.G.A. §44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 826 INDIAN LAKE DRIVE NW, LILLE Cynthia K. Gaye or tenant/tenants. Said property will be sold subject to (a) any outstanding advancem taxes (including taxes which are a lien, but not undersigned, the property will be sold subject to (a) any outstanding advancem taxes (including taxes which are a lien, but not undersigned free to the property, and (c) all matters of record superior to the Security Deed first set out above, including, but not limited to, assessments

set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. \$9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Funds used at sale shall be in certified funds and apable to Bell Carrington Mortgage Services, LLC as Attorney in Fact for Cynthia K. Gaye. Any information obtained on this matter may be used by the debt collector to collect the debt.

principal amount of ONE HUNDRED FIFTY-SIX THOUSAND FIFTY AND 0/100 DOLLARS (\$156,050.00), with interest thereon as set forth therein, there will be sold at public outry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an al-

such place as may be law-fully designated as an al-ternative, within the legal hours of sale on the first Tuesday in June, 2023, the following described property: the following described properly:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and

this sale, as provided in the Security Deed and by law, including attorney fees (notice pursuant to O.C.G.A. § 13-1-11 having been given)

law fo negotiate, amend of modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Semetar C Avery or a tenant or tenants and said property is more commonly known as 3460 Brushy-wood Drive, Loganville, Georgia 30052. Should a conflict arise between the property address and the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. Government Loan Securitization Trust 2011-FV1, U.S. Bank Trust National Association, not in its individual capacity but solely as Delaware trustee and U.S. Bank National Association, not in its individual capacity but solely as Delaware trustee and U.S. Bank National Association, not in its individual capacity but solely as Delaware trustee and U.S. Bank National Association, not in its individual capacity but solely as Delaware trustee and U.S. Bank National Association, not in its individual capacity but solely as Delaware trustee and U.S. Bank National Association, not in its individual capacity but solely as Delaware trustee and U.S. Bank National Association, not in its individual capacity but solely as Delaware trustee and U.S. Bank National Association, not in its individual capacity but

Carrington Price & Gregg, LLC, 339 Heyward Street, 2 nd Floor, Columbia, SC 29201 (803)- 509-5078. File: 23-41306 950 99351 4/5,12,19,26, 5/3,10,17,24,31, 2023

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Foreclosures

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GDP-1968 GDP-1968 GPN-11 NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF

GWINNETT
Under and by virtue of
the power of sale contained with that certain
Security Deed dated July
20, 2006, from SHAHEENA T. AKBAR to
MORTGAGE
TRONIC REGISTRATION SYSTEMS, INC.,
ACTING SOLELY AS.
NOMINEE FOR AMERICA'S WHOLESALE
LENDER, recorded on
July 24, 2006 in Deed
Book 46787 at Page 527
Gwinnett County, Georgia records, having been
last sold, assigned, transferred and conveved to
The Bank of New York
Mellon FKA The Bank of
New York, as Trustee for
the certificate holders of
the CWABS, Inc., AssetBacked Certificates, Series 2006-14 by Assignment and said Security
Deed having been given
to secure a note dated
July 20, 2006, in the
amount of \$175,200.00,
and said Note being in
default, the undersigned
will sell at public outcry
during the legal hours of
sale before the door of
the courthouse of Gwinnett Country, Georgia, on
July 5, 2023 the following
described real property
(hereinafter referred to

as the "Property"):
ALL THAT TRACT OR
PARCEL OF LAND LYING AND BEING IN
LAND LOT 86 OF THE
STH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 150,
BLOCK C OF WEBB
GIN FARMS SUBDIVISION, PHASE TWO, AS
PER PLAT RECORDED
IN PLAT BOOK 95,
PAGES 260-265, GWINNETT COUNTY, GEORGIA RECORDS, WHICH
PLAT IS INCORPORATED HEREIN AND
MADE A PART HEREOF BY REFERENCE.
The debt secured by the
Security Deed and evidenced by the Note and
has been, and is hereby,
declared due and payable
because of, among other
possible events of default, failure to make the
payments as required by
the terms of the Note.
The debt remaining is in
default and this sale will
be made for the purposes
of paying the Security
Deed, accrued interest,
and all expenses of the
sale, including attorneys'
fees. Notice of intention
to collect attorneys' fees
has been given as providted by law. To the best of
the undersigned's knowledge, the person(s) in
possession of the propert
y is SHAHEENA T. AKBAR. The property, being commonly known as
1607 Overview Cir,
Lawrenceville, GA, 3004.
In Gwinnett County, will
be sold as the property of
SHAHEENA T. AKBAR. The property, being commonly known as
1607 Overview Cir,
Lawrenceville, GA, 3004.
In Gwinnett County, will
be sold as the property of
SHAHEENA T. AKBAR. The property, being commonly known as
1607 Overview Cir,
Lawrenceville, GA, 3004.
In Gwinnett County, will
be sold as the property of
the address and telephone number of the individual or entity who
shall have the full authority to negotiate,
amend or modify all
terms of the above denume, address and telephone number of the security
Deed.
PURSUAL THE ABOR THE ARBAR,
subject to any outstanding and volorem taxes (including taxes which are
a lien and not yet due
and not yet due
and not yet due
and not get due
and payable), any matters affecting title to the
property which would be
disclosed by accurate
survey and inspection
thereof, and all assessments, liens, encumpromoces, restrictions,
covenants, and matters
of t

nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final consequence.

commitment that in sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.

Albertelli Law Attorney for The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificate for the certificate holders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-14 as Attorney in Fact for SHAHEENA T. AKBAR 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242 By:
Rohan Rupani For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTA DEBT. ANY INFORMATION OBTAINED WILL BUSED FOR THAT PURPOSE. - 20-009019 A-4785927
05/24/2023, 05/31/2023, 06/07/2023, 06/21/2023, 06/23/2023
5:24,31; 6:7,14,21,28-2023

5:24,31; 6:7,14,21,28-2023 Gpn11

Gpn11
sdp1051
STATE OF GEORGIA
COUNTY OF
GWINNETT
NOTICE OF SALE
UNDER POWER
Because of a default under the terms of the Security Deed executed by Newal S. Mohammed to Wells Fargo Bank, N.A. dated June 9, 2010, and recorded in Deed Book 50176, Page 876, Gwinnett County Records, securing a Note in the original principal a mount of \$197,342.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Wednesday, July 5, 2023, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 52 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 6, BLOCK H, OF SUMMIT AT SARATOGA SUBDIVISION, UNIT III, AS PER PLAT RECORDED IN PLAT BOOK 70, PAGE 106, GWINNETT COUNTY, GEORGIA, RECORDS, REFERENCE TO WHICH PLAT IS MADE FOR A COMPLETE DESCRIPTION OF THE PROPERTY; AND BEING IMPROVED PROPERTY KNOWN AS 2038 HIGH ROCK AVENUE ACCORDING TO THE PRESENT SYSTEM OF THE PROPERTY IN GWINNETT COUNTY, GEORGIA, Said property is known so 2038 HIGH ROCK AVENUE ACCORDING TO THE PRESENT SYSTEM GWINNETT COUNTY, GEORGIA, Said property is known so 2038 HIGH ROCK AVENUE, SAIGH PROPERTY IN GWINNETT COUNTY, GEORGIA. Said property is known so 2038 HIGH ROCK AVENUE, SAIGH PROPERTY IN GWINNETT COUNTY, GEORGIA. Said property is known so 2038 HIGH ROCK AVENUE, SAIGH PROPERTY IN GWINNETT COUNTY, GEORGIA. 30044, together with all

Foreclosures

istures and personal property attached to and constituting a part of said property, if any. Said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be appoined in said Deed, and the balance, if any, will be distributed as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Newal S. Mohammed, successor interest or tenant(s). Wells Fargo Bank, N.A. as Attorney-in-Fact for Newal S. Mohammed File no. 20-076306

S. Mohammed File no. 20-076360
LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA 30346 (770) 20-2535/***CF_REFER-ENCE_INITIALS*** https://www.logs.com/*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 5/31,6/7,14,21,28,2023

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, including attorneys fees (notice of intent to collect attorneys fees having been given). The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is LoanDepot.com, LLC, Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the rne above-named or rne undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due GDP1372
gpn11

NOTICE OF SALE UNDER POWER STATE
OF GEORGIA, COUNTY
OF GWINNETT By
Virtue of a Power of Sade
contained in that certain
Security Deed from
Omar Z Santibanez
Gordillo and Elsa
Sagrero Ruiz to Mortgage Electronic Regisfration 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 principal amount of Two GDP1372 liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, ights-of-way and any rights-of-way and any other matters of record 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 possession of the property are Denise V Alleyne and 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 confirmation and audit of the status of the loan with the holder of the Security Deed. LoanDepot. Com, LLC as Aftorney-in-Fact for Denise V Alleyne Confact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 to secure a Note of even date, in the original principal amount of Two Hundred One Thousand Four Hundred One Thousand Four Hundred One Thousand Four Hundred and 00/100 dollars (\$201,400.00) with interest thereon as provided therein, as last transferred to CitifMortagge, Inc., recorded in Deed Book \$6067, Page 806, aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in June, 2023, all property described in said Security Deed including but not limited to the following described property of the said of the GDP1376

rity Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LY. NG AND BEING IN LAND LOT 275 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 47, GEORGIA, BEING LOT 47, GEORGIA, BEING LOT 47, GEORGIA, BEING LOT 47, GEORGIA TE CENTENNIAL PARKWAY), AS PER PLAT RECORDED IN PLAT BOOK 136, PAGE 37, GWINNETT COUNTY, GEORGIA TE CONTROL TO CORPORATED HEREBY IN CORPORATED HEREBY IN CORPORATED HEREIN BY REFERENCE. Said property may more commonly be known as 2244 Centenary Main Street, Dacula, GA 30019, The latter of the control of the contro

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 is nereby 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, including attorneys fees including attorneys fees having been given). The individual or entity 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 an as-is basis without any representation, warranty or recourse against he above-named or the undersigned. The sale ranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem 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 taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive 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 possession of the property are Omar Z Santibanez Gordillo and Elsa Sagrero Ruiz and or tenant(s). The sale will be conducted subject to 1)

Sagrero Ruiz and or tenant(s). The sale will be
conducted subject to 1)
confirmation that the
sale is not prohibited under the U.S. Bankruptcy
code and 2) final confirmation and audit of the
status of the loan with
the holder of the Security
Deed. Citi/Mortgage, Inc.
as Attorney-in-Fact for
Omar Z Santibanez
Gordillo and Elsa
Sagrero Ruiz Contact:
Padgett Law Group: 6267
Old Water Oak Road,
Suite 203, Tallahassee,
FL 32312; (850) 422-2520
5:10,17,24,31,2023

GDP1374

gpn11
NOTICE OF SALE UNDER POWER STATE
OF GEORGIA, COUNTY
OF GWINNETT By
virtue of a Power of Sale
contained in that certain
security. Deed from from Security Deed f Denise V Alleyne Denise V Alleyne to Mortgage Electronic Registration Systems, Inc., as nominee for loan Depot.com, LLC, dated December 30, 2020 and recorded on January 15, 2021 in Deed Book 58277, Page 332, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, said Securi-, Georgia, said Securi-Deed having been given to secure a Note of even date, in the original principal amount of One Hundred Fifty-Seven Thousand and 00/100 dol-lars (\$157,000.00) with in5: 10,14,24,31,2023

5:10,14,24,31,2023

GDP1376
gpn11

NOTICE OF SALE
UNDER POWER
GEORGIA, GWINNETT
COUNTY

By virtue of a Power of
Sale contained in that
certain Security Deed
from COURTNEY
WHACK to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS
INC. AS GRANTEE, AS
NOMINEE FOR HOMEBRIDGE FINANCIAL
SERVICES, INC, dated
December 18, 2014, recorded December 26, 2014, in Deed Book 53301,
Page 794, Gwinnett County, Georgia Records, said
Security Deed having
been given to secure a
Note of even date in the
original principal amount
of Ninety-Seven Thousand
Thirty-Eight and
ON/100
(\$97,038.00), with interest
thereon as provided for
therein, said Security
Deed having been last
sold, assigned and fransferred to NewRez LLC
d/h/a Shellpoint Mortgage
Servicing, there will be
sold at public outcry to
the highest bidder for
cash at the Gwinnett
County Courthouse, within the legal hours of sale
on the first Thesday in cash at the Gwinnett County Courrhouse, within the legal hours of sale on the first Tuesday in June, 2023, all property described in said Security Deed including but not limited to the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 36 OF THE GHAND LOT 36, BLOCK A, WILSONE GIA, BEING LOT 8, BLOCK A, WILSONE SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK II, PAGE 50, GWINNETT COUNTY, GEORGÍA BEING LOT 8, GUINNETT COUNTY, GEORGÍA PECORDE, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY THIS PLAT IS INCORPORATED HEREIN BY THIS
REFERENCE AND
MADE A PART OF THIS
DESCRIPTION.
Said legal description being controlling, however
the property is more
commonly known as 2999
WILSONE PLACE,
SNELLVILLE, GA 30039.
The indebtedness secured by said Security
Deed has been and is
hereby declared due because of default under

cause of default under the terms of said Securi-ty Deed. The indebtedty Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.

Deed. Said property will be sold said property will be solo on an as-is basis without any representation, war-ranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restric-

cumbrances; restric tions; covenants, and any other matters of any other matters of record superior to said security Deed.

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

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. 9075 Foreclosures The entity having full authority to negotiate, amend or modify all terms of the loan (alterms of the loan (al-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. 6. Section Mal in O.C.G.A. Section 44-14-162.2 shall be construed

in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured require to require a secured reditor to negotiate, amend, or modify the terms of the mortgage instrument.

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING as Attorney in Fact for COURTNEY WHACK THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number:

30071
Telephone Number:
(877) 813-0992 Case No.
SHP-22-02458-2
rIselaw.com/propertylisting
5:10,14,24,31,2023

GDP1377

NOTICE OF FORECLOSURE SALE UNDER
POWER
GWINNETT COUNTY,
GEORGIA
THIS IS AN ATTEMPT
TO COLLECT A DEBT.
ANY INFORMATION
OBTAINED WILL BE
USED FOR THAT PURPOSE.
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Lawrence Johnson and Kim L. Johnson
to Mortgage Electronic
Registration Systems,
Inc. as nominee for Village Capital & Investment, LLC dafed April
17, 2020 and recorded on
April 29, 2020 in Deed
Book 57435, Page 00507,
Gwinnett County, Georgia Records, and later
assigned to U.S. Bank
National Association not
in its individual capacity
but solely as Trustee for
RMTP Trust, Series for
RMTP Trust, Series 2021
BKM-TT-V by Assignment of Security Deed
recorded on February 18,
2022 in Deed Book 5796,
Page 426, Gwinnett County, Georgia Records,
conveying the after-described property to
scure a Note in the original principal amount of
One Hundred Ninety-Four
And 000100 Dollars
(\$196,094.00), with interest thereon as set forth
therein, there will be
sold at public outcry to
the highest bidder for
cash before the courthouse door of Gwinnett
County, Georgia, within
the legal hours of sale on
June 6, 2023 the following
described property:
All that tract or parcel of
land Lot 150 of the 5th
District, of Gwinnett
County, Georgia, being
Lot 25, Block G of Waverly Woods, Unit Three,
as per plat thereof
recorded in Plat Book 25,
Page 224, Gwinnett County, Georgia, records,
which plat is incorporated herein and made a
port hereof be reference
for a more detailed description.
Tax ID #: R5150 216
The debt secured by said
Security Deed has been
and is hereby declared
due because of, among
other possible events of
default, failure to pay the
indebtedness as
and herein and made
and in herein and made
and in herein and made
port hereof be reference
for a more detailed description.
Tax ID #: R5150 216
The debt secured by said
Security Deed has been
and is hereby declared
due because of, among
other possible events of
default, failure to pay the
indebtedness as
and in the
m

National Association not in its individual capacity but solely as Trustee for RMTP Trust, Series 2021 BKM-TT-V, can be contacted at 888-504-7200 or by writing to 15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618, to discuss possible alternatives to avoid foreclosure.

Said property will be sold subject to any outstand-ing ad valorem taxes (ining ad valorem taxes (including taxes which are a lien, but not yet due and payable), any maters which might be disclosed by an accurate survey and inspection of the property, any assesments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters

prances, zoning oralnances, restrictions,
covenants, and matters
of record superior to the
Security Deed first set
out above.
To the best knowledge
and belief of the undersigned, the parties in
possession of the property are Lowrence Johnson
and Kim L Johnson or
tenant(s); and said property is more commonly
known as 1098 Cherry
Wood Drive,
Teverspecials 64 2006

known as 1098 Cherry Wood Drive, Lawrenceville, GA 30046. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. deed. U.S. Bank National Asso-

U.S. Bank National Asso-ciation 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 Kim L. Johnson McMichael Taylor Gray, LLC 3550 Engineering Drive, Suite 260

Peachtree Corners, GA 30092 404-474-7149 MTG File No.: GA2022-00531 5:10,14,24,31,2023

GDP1378

GDP1378
gpn11
NOTICE OF FORECLOSURE SALE UNDER
POWER
GWINNETT COUNTY,
GEORGIA
THIS IS AN ATTEMPT
TO COLLECT A DEBT.
ANY INFORMATION
OBTAINED WILL BE
USED FOR THAT PURPOSE.
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Doris M Tarsa
to Mortgage Electronic
Registration Systems,
Inc. as nominee for Embrace Home Loans, Inc.
dated January 27, 2017
and recorded on Februarry 6, 2017 in Deed Book
54914, Page 00246, Gwinnett County, Georgia
Records, and later assigned to Embrace Home
Loans, Inc. by Assignment of Excurity Deed signed to Embrace Home Loans, Inc. by Assignment of Security Deed recorded on July 16, 2020 in Deed Book 57654, Page 00109, Gwinnett County, Georgia Records, conveying Records, conscribed property to secure a Note in the origi-

9075 Foreclosures nal principal amount of One Hundred Fifty-Five Thousand Six Hundred Seventy-Seven And 00/100 Seventy-Seven And 00/100 Dollars (\$155,677.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on June 6, 2023 the following described property: The following described property:

property:
All that tract or parcel of land lying and being in Land Lot 70 of the 7th District, Gwinnett County, Georgia, being Lot 73, Block A, Keswick Subdivision, Unit 1, as per plat recorded in Plat Book 55, Page 300, Gwinnett County Records, which said plat is incorporated herein by this reference and

ruge savi. Switch said plat is incorporated herein by this reference and made a part of this description, being improved property.

R7070 400

Title to the above described property conveyed to Dori R. Tarsa and Doris M. Tarsa from Doris R. Tarsa by Quit Claim Deed dated April 17, 2006 and recorded May 1, 2006 in Book 46442, Page 373 or Instrument 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 Mote and Security Deed has been default, failure to pay the indebtedness as and when due and in the Mote and Security Deed has been default, this sale will be made for the purpose of paying the same and all expenses of this sale, as rovided in Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

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

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

covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the parties in possession of the property are Doris M. Tarsa or tenant(s); and said property is more commonly known as 1780 Keswick Place Drive, aka 1780 Keswick Place, Lawrenceville, GA 30043. The sale will be conductive to the seconductive conductive property is conductive to the second conductive property is conductive to the seconductive property is conductive to the seconductive property in the seconductive property is conductive property in the seconductive property is conductive property and property property in the seconductive property of the seconductive property proper Lawrenceville, GA 30043.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed

deed. Embrace Home Loans, Inc. as Attorney in Fact for Doris M Tarsa McMichael Taylor Gray, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092

MTG File No.: GA2023-00094

5: 10,14,24,31,2023 GDP1379

GDP1379
gpn11
NOTICE OF FORECLOSURE SALE UNDER
POWER
GWINNETT COUNTY,
GEORGIA
THIS IS AN ATTEMPT
TO COLLECT A DEBT.
ANY INFORMATION
OBTAINED WILL BE
USED FOR THAT PUR
POSE.
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Gina Brutus to
Mortgage Electronic
Registration Systems,
Inc., as nominee for In-

Records, which plat is in corporated herein by ref

Registration Systems, Inc., as nominee for IndyMac Bank, F.S.B., a federally chartered savings bank dated August 31, 2006 and recorded on September 8, 2006 in Deed Book 46989, Page 638, Gwinnett County, Georgia Records, modified by Loan Modification recorded on October 20, 2020 in Deed Book 59796, Page 740, Gwinnett County, Records, and later assigned to WILMINGTON SAVINGS FUND SOCIETY, FSB, not in its individual capacity but solely as Owner Trustee of the Aspen Income Trust, a Delaware statutory trust by Assignment of Security Deed recorded on September 17, 2021 in Deed Book 59193, Page 404, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Seventy-Nine Thousand Eight Hundred And 00/100 Dollars (\$79,800.00), with 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 horizon of Seventy-Nine Thousand District of Gwinnett County, Georgia, within the legal horizon of Seventy-Nine Thousand District of Gwinnett County, Georgia, within the legal horizon of Seventy-Nine Thousand District of Gwinnett County, Georgia, within the legal horizon of Seventy-Nine Thousand Secribed Property. All that fract or parcel of land lying and being in Land Lot 273 of the 4th Land District of Gwinnett County, Georgia, within the legal horizon of Secribed as follows: Beginning at the intersection of the Easterly right-of-way of Knight Circle (80 fot right-of-way) and the Southerly right-of-way of Knight Circle (80 fot right-of-way) for distance of 29.05 feet to a 1/4 inch rebar; THENCE along right-of-way North 86 degrees S0 minutes 37 seconds East for a distance of 29.05 feet to a 1/4 inch rebar; THENCE along right-of-way North 86 degrees S0 minutes 37 seconds East for a distance of 29.05 feet to a 1/4 inch rebar; THENCE along seconds West for a distance of 143.07 feet to an iron pin set; THENCE North 86 degrees S0 minutes 30 seconds West Records, which plat is incorporated herein by reference
Said property is known as 535 Clearwater PI,
Lawrenceville, GA 30044, together with all fixtures and personal property atached to and constituting a part of said property, if any.
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters

tributed as provided by law.

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

The property is or may be in the possession of the Representative of the Estate of Charlotte E. Dudley, successor in

the Estate of Charlotte
E. Dudley, successor in
interest or tenant(s).
Specialized Loan Servicing LLC as Attorney-inFact for Charlotte E.
Dudley
File no. 23-079972
LOGS LEGAL GROUP
LLP*
Attorneys and Courseless
Attorneys and Courseless 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 INFORMATION OBTAINED WILL BE
USED FOR THAT PUR-

5: 10,14,24,31,2023 GDP1381

UNDER POWER
Because of a default under the terms of the Security Deed executed by
Yovalee Miranda and
Louis C. Miranda to PHH
Home Loans, LLC d/b/a
Coldwell Banker Home
Loans dated December
19, 2014, and recorded in

GDP1381 gpn11 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Knight Circle; said point being the TRUE POINT OF BEGINNING.

Said property contains 1.619 acres and is desig-

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

Tax ID #: R4273 021

The debt secured by said Security Deed has been and is hereby declared 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, including aftorneys fees (notice of intent to collect attorneys fees having been given).

Your mortgage servicer, FCI Lender Services, Inc., as servicer for WILMINGTON SAVINGS FUND SOCIETY, FSB, not in its individual cancity but solely as Owner Trustee of the Aspen Income Trust, a Delaware statutory trust, can be contacted at 1-800-931-2424 or by writing to P.O. Box 27370, Anaheim Hills, CA 92809, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, of record superior to the Security Deed first set

Security Deed first set out above.
To the best knowledge and belief of the undersigned, the parties in possession of the property are Gina Brutus or tenant(s); and said property is more commonly known as 1836 Knight Circle, Loganville, GA 30052. 30052. The sale will be conduct-

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. WILMINGTON SAVINGS FUND SOCIETY, FSB, not in its individual ca-pacity but solely as Owner Trustee of the Aspen Income Trust, a Delaware statutory trust

as Attorney in Fact for Gina Brutus McMichael Taylor Gray, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092

404-474-7149 MTG File No.: GA2023-00110 5: 10,14,24,31,2023

GDP1380

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

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

nances, restrictions nances, restrictions, covenants, and matters of record superior to the Security Deed first set

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 balance, if any, will be distributed as provided by law.

USED FOR THAT PUR-POSE.