9075 Foreclosures	9075 Foreclosures	9075 Foreclosures	9075 Foreclosures	9075 Foreclosures	9075 Foreclosures	9075 Foreclosures	9075 Foreclosures	9075 Foreclosures
Deed Book 53300, Page 0527, Gwinnett County	tion of the property, and (c) all matters of record	CITY BANK OF INDI- ANA , dated 06/22/2004,	vised In Plat Book 115, Pages 129-131, Gwinnett	Rupani For the Firm THIS FIRM IS ACTING AS A	TIVE (ROBERT L. WHITE, GEORGIA	outstanding ad valorem taxes (including taxes	Systems, Inc., as grantee, as nominee for	recorded in Plat Book 77, Page 132, Gwinnett Coun-
Records, said Security Deed having been last	superior to the Deed to Secure Debt first set out	and Recorded on 07/12/2004 as Book No.	County, Georgia Records, Which Plat Is	DEBT COLLECTOR AT- TEMPTING TO COLLECT	REGISTERED LAND SURVEYOR) RECORD-	which are a lien, but not yet due and payable), (b)	IndyMac Bank, F.S.B, its successors and assigns	ty, Georgia Records, which plat and the
sold, assigned, trans- ferred and conveyed to LakeView Loan Servic-	above, including, but not limited to, assessments, liens, encumbrances,	39016 and Page No. 84, GWINNETT County, Georgia records, as last	Incorporated Herein And Made A Part Hereof By This Reference Said	A DEBT. ANY INFORMA- TION OBTAINED WILL BE USED FOR THAT	ED IN CONDOMINIUM PLAT BOOK 1, PAGES 173 AND 174, AFORE-	any matters which might be disclosed by an accu- rate survey and inspec-	dated 4/25/2006 and recorded in Deed Book 46435 Page 311 Gwinnett	record thereof are incor- porated herein by refer- ence and made a part of
ing, LLC, securing a Note in the original prin-	zoning ordinances, ease- ments, restrictions,	assigned to WILMING- TON TRUST, NATION-	Property Being Known As 147 Cypress Cove	PURPOSE. A- 4784107 05/24/2023, 05/31/2023,	SAID RECORDS, SAID AS-BUILT SURVEY	tion of the property, and (c) all matters of record	County, Georgia records; as last transferred to or	this description. The debt secured by said
cipal amount of \$182,631.00, the holder thereof pursuant to said	covenants, etc. The sale will be conducted subject to (1) confirmation that	AL ASSOCIATION, NOT IN ITS INDIVIDUAL CA- PACITY, BUT SOLELY	Court According To The Present System Of Num- bering Houses In Gwin-	06/07/2023, 06/14/2023, 06/21/2023, 06/28/2023	AND DECLARATION, INCLUDING ANY AND ALL RECORDED	superior to the Security Deed first set out above, including, but not limited	acquired by U.S. BANK NATIONAL ASSOCIA- TION, as Trustee for	Security Deed has been and is hereby declared due because of, among
Deed and Note thereby secured has declared the	the sale is not prohibited under the U.S. Bankrupt-	AS TRUSTEE FOR MFRA TRUST 2016 1	nett County, Georgia. Said property is com-	5/24,31,6/7,14,21,28,2023 GDP1767	AMENDMENTS THERETO, AS WELL	to, assessments, liens, encumbrances, zoning	LEHMAN XS TRUST MORTGAGE PASS-	other possible events of default, failure to pay the
entire amount of said in- debtedness due and payable and, pursuant to	cy Code; and (2) final confirmation and audit of the status of the loan	(the Secured Creditor), by assignment, convey- ing the after described	monly known as 147 Cy- press Cove Court Grayson, GA 30017 The	gpn11 STATE OF GEORGIA	AS ANY OTHER PLANS APPLICABLE TO SAID CONDOMINIUM UNIT	ordinances, easements, restrictions, covenants, etc.	THROUGH CERTIFI- CATES, SERIES 2006- 12N, conveying the after-	indebtedness as and when due and in the manner provided in the
the power of sale con- tained in said Deed, will	with the holder of the se- curity deed. Pursuant to	property to secure a Note of even date in the	indebtedness secured by said Security Deed has	COUNTY OF GWINNETT NOTICE OF SALE	PREPARED BY NILES BOLTON ASSOCIATES, INC., ARCHITECTS	The sale will be conduct- ed subject to (1) confir-	described property to se- cure a Note in the origi-	Note and Security Deed. The debt remaining in
on the first Wednesday, July 5, 2023, during the legal hours of sale, be-	O.C.G.A. Section 9 13 172.1, which allows for certain procedures re-	original principal amount of \$150,000.00, with inter- est at the rate specified	been and is hereby de- clared due because of, among other possible	UNDER POWER Because of a default un-	AND PLANNER, DAT- ED JANUARY 9, 1984,	mation that the sale is not prohibited under the U.S. Bankruptcy Code;	nal principal amount of \$186,300.00, with interest at the rate specified	default, this sale will be made for the purpose of paying the same and all
fore the Courthouse door in said County, sell at public outcry to the high-	garding the rescission of judicial and nonjudicial sales in the State of	therein, there will be sold by the undersigned at public outcry to the	events of default, failure to pay the indebtedness as and when due and in	der the terms of the Se- curity Deed executed by Jairo A. Villarreal and	LAST REVISED JAN- UARY 30, 1985, AND FILED IN CONDOMINI-	and (2) final confirma- tion and audit of the sta- tus of the loan with the	therein, there will be sold by the undersigned at public outcry to the	expenses of this sale, as provided in the Security Deed and by law, includ-
est bidder for cash, the property described in	Georgia, the Deed Under Power and other foreclo-	highest bidder for cash at the GWINNETT Coun-	the manner provided in the Note and Security	Gladys E. Villarreal to First Union National	UM CABINET NO. 1, AND ALSO CONDO-	holder of the security deed.	highest bidder for cash before the Courthouse	ing attorneys fees (notice of intent to collect attor-
said Deed, to-wit: All that tract or parcel of land lying and being in	sure documents may not be provided until final confirmation and audit of	ty Courthouse within the legal hours of sale on the first Tuesday in June,	Deed. The debt remain- ing in default, this sale will be made for the pur-	Bank dated March 15, 2002, and recorded in Deed Book 26866, Page	MINIUM FILE CABI- NET 1131, FOLDER 1149, AS A PART OF SAID	Pursuant to O.C.G.A. §9- 13-172.1, which allows for certain procedures re-	door of Gwinnett County, Georgia (or such other area as designated by	neys fees having been given). Said property is com-
Land Lot 194 of the 5th District, of Gwinnett	the status of the loan as provided in the preceding	2023, the following de- scribed property: ALL THAT TRACT OR PAR-	pose of paying the same and all expenses of the	180, Gwinnett County Records, securing a Note	DECLARATION IN THE OFFICE OF THE CLERK OF THE SUPE-	garding the rescission of judicial and nonjudicial	Order of the Superior Court of said county),	monly known as 1455 Highland Lake Drive,
County, Georgia, being Lot 32, Block C of the Landing At Bay Creek,	paragraph. WELLS FAR- GO BANK, N.A. as Attor- ney in Fact for SALIM S	CEL OF LAND LYING AND BEING IN LAND	sale, as provided in the Security Deed and by law, including attorneys'	in the original principal amount of \$40,000.00, the holder thereof pursuant	RIOR COURT OF GWIN- NETT COUNTY, GEOR-	sales in the State of Georgia, the Deed Under Power and other foreclo-	within the legal hours of sale on June 6, 2023 (be- ing the first Tuesday of	Lawrenceville, GA 30045 together with all fixtures and personal property at-
Phase 2, Unit 1, as per Plat thereof recorded in	SHERMOHAMMED A MARRIED PERSON. THIS LAW FIRM IS	LOT 2 OF THE 5TH DIS- TRICT, GWINNETT	fees (notice of intent to collect attorneys' fees	to said Deed and Note thereby secured has de- clared the entire amount	GIA ARE INCORPO- RATED HEREIN BY	sure documents may not be provided until final	said month unless said date falls on a Federal	tached to and constitut- ing a part of said proper-
Plat Book 102, pages 42- 44, Gwinnett County, Georgia records, which	ACTING AS A DEBT COLLECTOR AT-	COUNTY, GEORGIA, BEING LOT 9, BLOCK A, SWEETBRIAR	having been given). The entity having full author- ity to negotiate, amend	of said indebtedness due and payable and, pur-	REFERENCE AS A PART OF THE DE- SCRIPTION OF THE	confirmation and audit of the status of the loan as provided in the preceding	Holiday, in which case being the first Wednes- day of said month), the	ty, if any. To the best knowledge and belief of the undersigned, the par-
Plat is incorporated herein and made a part	TEMPTING TO COL- LECT A DEBT. ANY INFORMATION OB-	CROSSING, UNIT ONE, AS PER PLAT RECORDED IN PLAT	or modify all terms of the loan (although not re-	suant to the power of sale contained in said Deed, will on the first	PROPERTY CON- VEYED HEREBY. THIS DEED IS GIVEN SUB-	paragraph. Funds used at sale shall	following described prop- erty: ALL THAT TRACT OR	ty (or parties) in posses- sion of the subject prop-
hereof by reference for a more detailed descrip- tion; being known as 963	INFORMATION OB- TAINED WILL BE USED FOR THAT PUR-	BOOK 69, PAGE 221, GWINNETT COUNTY	quired by law to do so) is: Freedom Mortgage Corporation, Attention:	Wednesday, July 5, 2023, during the legal hours of	JECT TO ALL EASE- MENTS AND RESTRIC- TIONS OF RECORD.	be in certified funds and payable to Bell Carring- ton Price & Gregg, LLC.	PARCEL OF LAND LY- ING AND BEING IN	erty is (are): Terrence E. Williams or tenant or tenants.
Creek Bottom Road, ac- cording to the present system of numbering	POSE. 00000009757659 BARRETT DAFFIN FRAPPIER TURNER &	RECORDS. SAID PLAT IS INCORPORATED HEREIN AND MADE A	Loss Mitigation Depart- ment, 10500 Kincaid	sale, before the Court- house door in said Coun- ty, sell at public outcry	TIONS OF RECORD. PROPERTY ADDRESS: 818 GLENLEAF DRIVE	Carrington Mortgage Services, LLC as Attor- ney in Fact for Amber R.	LAND LOT 246, 5TH DIS- TRICT, GWINNETT COUNTY, GEORGIA,	Carrington Mortgage Services, LLC is the enti- ty or individual designat-
property in Gwinnett County, Georgia	ENGEL, LLP 4004 Belt Line Road, Suite 100 Ad-	PART HEREOF BY REFERENCE AND BE-	Drive Fishers, IN 46037, Telephone No.: 855-690- 5900. Nothing in O.C.G.A.	to the highest bidder for cash, the property de-	PEACHTREE COR- NERS, GA 30092 PAR-	Tweedy. Any information obtained	BEING KNOWN AS LOT 3, BLOCK C, CREEK-	ed who shall have full au- thority to negotiate,
Said property is known as 963 Creek Bottom Road, Loganville, GA	dison, Texas 75001 Tele- phone: (972) 341 5398. 5/10,17,24,31,2023	ING IMPROVED PROP- ERTY KNOWN AS 2989 SWEETBRIAR WALK,	Section 44-14-162.2 shall be construed to require the secured creditor to	scribed in said Deed, to- wit: ALL THAT PARCEL OF	CEL ID: R6282C008 Said property may more com- monly be known as 818	on this matter may be used by the debt collec- tor to collect the debt.	SIDE ESTATES, UNIT ONE, AS PER PLAT RECORDED AT PLAT	amend and modify all terms of the mortgage. Carrington Mortgage
30052, together with all fixtures and personal	GDP1422	ACCORDING TO THE PRESENT SYSTEM OF	negotiate, amend, or modify the terms of the	LAND BEING IN LAND LOT 236 OF THE 6TH DISTRICT OF GWIN-	Glenleaf Dr, Peachtree Corners, GA 30092. The	Bell Carrington Price & Gregg, LLC, 339 Hey-	BOOK 86, PAGE 239, GWINNETT COUNTY,	Services, LLC 1600 South Douglass Road Suite 200-
property attached to and constituting a part of said property, if any.	gpn11 Notice of Sale Under Power. State of Georgia,	NUMBERING HOUSES IN GWINNETT COUN- TY, GEORGIA. The debt	security instrument. Said property will be sold sub- ject to any outstanding	NETT COUNTY, GEOR- GIA, BEING LOT 22,	debt secured by said Se- curity Deed has been and is hereby declared due	ward Street, 2nd Floor, Columbia, SC 29201 (803)- 509-5078. File: 23-53534	GEORGIA RECORDS. SAID PLAT BEING IN- CORPORATED HEREIN	A Anaheim, CA 92806 (800) 561-4567 Note, however, that such
Said property will be sold subject to any outstand-	County of GWINNETT. Under and by virtue of	secured by said Deed to Secure Debt has been	ad valorem taxes (in- cluding taxes which are	BLOCK A, TIMBER- CREEK SUBDIVISION, UNIT ONE, AS SHOWN	because of, among other possible events of de-	5:31;6:7,14,21,28;7:5,12,19 ,26,2023	BY REFERENCE THERETO.	entity or individual is not required by law to nego-
ing ad valorem taxes (in- cluding taxes which are a lien, whether or not	the Power of Sale con- tained in a Deed to Se- cure Debt given by	and is hereby declared due because of, among other possible events of	a lien, whether or not now due and payable), any matters which might	ON PLAT OF SUBJECT PROPERTY RECORD- ED AT PLAT BOOK 9,	fault, non-payment of the monthly installments on said loan. The debt re-	Gpn11 gdp1004 NOTICE OF SALE	The debt secured by said Security Deed has been and is hereby declared	tiate, amend or modify the terms of the loan. Said property will be sold
now due and payable), the right of redemption	WILLIE HARRIS to MORTGAGE ELEC- TRONIC REGISTRA-	default, failure to pay the indebtedness as and when due and in the	be disclosed by an accu- rate survey and inspec-	ED AT PLAT BOOK 9, PAGE 125, GWINNETT COUNTY, GEORGIA	maining in default, this sale will be made for the	NOTICE OF SALE UNDER POWER GEORGIA.	due because of, among other possible events of default, failure to pay the	subject to: (a) any out- standing ad valorem tax-
of any taxing authority, any matters which might be disclosed by an accu-	TION SYSTEMS, INC. (MERS) AS NOMINEE	manner provided in the Note and Deed to Secure	tion of the property, any assessments, liens, en- cumbrances, zoning ordi-	REAL ESTATE RECORDS.	purpose of paying the same and all expenses of this sale, including attor-	GWINNETT COUNTY By virtue of a Power of	indebtedness as and when due and in the	es (including taxes which are a lien, but not yet due and payable), (b) un-
rate survey and inspec- tion of the property, any	FOR HOMEOWNERS FINANCIAL GROUP USA, LLC , dated	Debt. Because the debt remains in default, this sale will be made for the	nances, restrictions, covenants, and any other matters of record superi-	Said property is known as 3826 Murdock Ln, Du- luth, GA 30096, together	neys fees (notice of in- tent to collect attorneys fees having been given).	Sale contained in that cer- tain Security Deed from ANA JIMENEZ to First	manner provided in the Note and Security Deed. The debt remaining in	paid water or sewage bills that constitute a lien against the property
assessments, liens, en- cumbrances, zoning ordi- nances, restrictions,	05/10/2021, and Recorded on 05/12/2021 as Book No.	purpose of paying the same and all expenses of	or to the Security Deed first set out above. To	with all fixtures and per- sonal property attached	The individual or entity that has full authority to	Class Mortgage Group, dated September 24,	default, this sale will be made for the purpose of	whether due and payable or not yet due and
covenants, and matters of record superior to the Security Deed first set	58721 and Page No. 00411, GWINNETT County, Georgia records, as last	this sale, as provided in the Deed to Secure Debt and by law, including at-	the best knowledge and belief of the undersigned, the party(ies) in posses-	to and constituting a part of said property, if any. This conveyance is made	negotiate, amend and modify all terms of the loan is ALLIED FIRST	2002, recorded October 10, 2002, in Deed Book	paying the same and all expenses of this sale, as provided in the Security	payable and which may not be of record, (c) the right of redemption of
out above. The proceeds of said sale	assigned to PENNYMAC LOAN SERVICES, LLC	torneys fees (notice of in- tent to collect attorneys	sion of the property is (are) Anthony Staples or	subject to that certain Security Deed in favor of Security Deed in favor of	BANK, SB DBA SERVBANK, 3138 E. El-	29129, Page 153 (see also Default Judgment at Book 60491, Page 17),	Deed and by law, includ- ing attorneys fees (notice	any taxing authority, (d) any matters which might
will be applied to the payment of said indebt- edness and all expenses	(the Secured Creditor), by assignment, convey- ing the after described	fees having been given). WILMINGTON TRUST, NATIONAL ASSOCIA-	tenant(s) or other occu- pants. The sale will be conducted subject to (1)	HomeBanc Mortgage recorded March 8, 2004 in	wood St. Phoenix, AZ 85034. Said property will be sold on an as-is basis	Gwinnett County, Georgia Records, said Security	of intent to collect attor- neys fees having been given).	be disclosed by an accu- rate survey and inspec- tion of the property, and
of said sale as provided in said Deed, and the bal-	property to secure a Note of even date in the original principal amount	NATIONAL ASSOCIA- TION, NOT IN ITS INDI- VIDUAL CAPACITY, BUT SOLELY AS	confirmation that the sale is not prohibited un- der the U.S. Bankruptcy	Book 37317, Page 266 se- curing \$113,750.00 and made prior by subordina-	without any representa- tion, warranty or re-	Deed having been given to secure a Note of even date in the original princi-	Said property is com- monly known as 1561	(e) any assessments, liens, encumbrances,
ance, if any, will be dis- tributed as provided by law.	of \$295,103.00, with inter- est at the rate specified	TRUSTEE FOR MFRA TRUST 2016 1 holds the	Code, (2) final confirma- tion and audit of the sta-	tion agreement recorded March 8, 2004 in Book	course against the above- named or the under- signed. The sale will also	date in the original princi- pal amount of One Hun- dred Thirty-Four Thousand	Misty Valley Drive, Lawrenceville, GA 30045 together with all fixtures	zoning ordinances, re- strictions, covenants, and matters of record superi-
The sale will be conduct- ed subject (1) to confir-	therein, there will be sold by the undersigned at public outcry to the	duly endorsed Note and is the current assignee of the Security Deed to the	tus of the loan with the holder of the Security	37317, Page 264, Gwinnett County Records. Said property will be sold	be subject to the follow- ing items which may af- fect the title: a) zoning	Seven Hundred and 00/100 dollars (\$134,700.00), with inter-	and personal property at- tached to and constitut-	or to the Security Deed first set out above.
mation that the sale is not prohibited under the U.S. Bankruptcy Code	highest bidder for cash at the GWINNETT Coun-	property. FAY SERVIC- ING LLC, acting on be-	Deed, and (3) any right of redemption or other lien not extinguished by	subject to any outstand- ing ad valorem taxes (in-	ordinances; b) matters which would be disclosed	est thereon as provided for therein, said Security	ing a part of said proper- ty, if any. To the best knowledge and belief of	The sale will be conduct- ed subject to (1) confir- mation that the sale is
and (2) to final confirma- tion and audit of the sta- tus of the loan with the	ty Courthouse within the legal hours of sale on the first Tuesday in June,	half of and, as necessary, in consultation with WILMINGTON TRUST.	foreclosure. The sale is conducted on behalf of the secured creditor un-	cluding taxes which are a lien, whether or not now due and payable),	by an accurate survey or by an inspection of the property; c) any out-	Deed having been last sold, assigned and trans- ferred to U.S. Bank Na-	the undersigned, the par- ty (or parties) in posses- sion of the subject prop-	not prohibited under the U.S. Bankruptcy Code; and (2) final confirma-
secured creditor. The property is or may	2023, the following de- scribed property: ALL	WILMINGTON TRUST, NATIONAL ASSOCIA- TION, NOT IN ITS INDI-	der the power of sale granted in the aforemen-	the right of redemption of any taxing authority,	standing ad valorem tax- es, including taxes,	tional Association as Trustee for Truman 2021	erty is (are): Gerard Beauvoir and Marie	tion and audit of the sta- tus of the loan with the
be in the possession of Yovalee Miranda and Louis C. Miranda, suc-	THAT TRACT OR PAR- CEL OF LAND LYING AND BEING IN LAND	VIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA	tioned security instru- ment, specifically being Freedom Mortgage Cor-	any matters which might be disclosed by an accu- rate survey and inspec-	which constitute liens upon said property whether or not now due	SC9 Title Trust, there will be sold at public outcry to the highest bidder for cash	Beauvoir or tenant or tenants. PHH Mortgage Corpora-	holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-
cessor in interest or ten- ant(s).	LOT 69 OF THE 5TH DISTRICT, GWINNETT	TRUST 2016 1 (the cur- rent investor on the	poration as Attorney in Fact for Anthony Sta-	tion of the property, any assessments, liens, en- cumbrances, zoning ordi-	and payable; d) special assessments; e) the right	at the Gwinnett County Courthouse, within the le-	tion is the entity or indi- vidual designated who	172.1, which allows for certain procedures re-
Lakeview Loan Servic- ing, LLC as Attorney-in- Fact for Yovalee Miran-	COUNTY, GEORGIA, BEING LOTS 65, BUILD- ING A, GLADSTONE	loan), is the entity with the full authority to nego- tiate, amend, and modify	ples. Nestor Services, LLC, 2850 Redhill Ave, Suite 240, Santa Ana, CA	nances, restrictions, covenants, and matters	of redemption of any tax- ing authority; f) all out- standing bills for public	gal hours of sale on the first Tuesday in June,	shall have full authority to negotiate, amend and modify all terms of the	garding the rescission of judicial and non-judicial sales in the State of
da and Louis C. Miranda File no. 23-080446	LANDING SUBDIVI- SION, AS PER PLAT RECORDED IN PLAT	all terms of the loan. Pursuant to O.C.G.A. § 44	92705, (888) 403-4115, TS # 2023-05151-GA For sale	of record superior to the Security Deed first set out above.	utilities which constitute liens upon said property;	2023, all property de- scribed in said Security Deed including but not lim-	mortgage. PHH Mortgage Corpora-	Georgia, the Deed Under Power and other foreclo-
LOGS LEGAL GROUP LLP* Attorneys and Counselors	BOOK 145, PAGE 273 GWINNETT COUNTY,	14 162.2, FAY SERVIC- ING LLC may be con- tacted at: FAY SERVIC-	information, visit: https://www.nestortruste e.com/sales-information	The proceeds of said sale will be applied to the	g) all restrictive covenants, easements, rights-of-way and any	ited to the following de- scribed property: ALL THAT TRACT OR PAR-	tion 1661 Worthington Rd Suite 100 West Palm Beach, FL 33409 (800)	sure documents may not be provided until final confirmation and audit of
at Law 211 Perimeter Center	GEORGIA RECORDS, WHICH PLAT IS INCOR- PORATED HEREIN BY	ING LLC, 425 S. FINAN- CIAL PLACE, SUITE 2000, CHICAGO, IL 60605,	or call (888) 902-3989. 5/10,17,24,31,2023	payment of said indebt- edness and all expenses of said sale as provided	other matters of record superior to said Security	CEL OF LAND LYING AND BEING IN LAND	750-2518 Note, however, that such	the status of the loan as provided immediately
Parkway, N.E., Suite 130 Atlanta, GA 30346 (770) 220-	REFERENCE AND MADE A PART OF THIS	800 495 7166. Please note that, pursuant to	Gdp1530 gpn11	of said sale as provided in said Deed, and the bal- ance, if any, will be dis-	Deed. To the best of the knowledge and belief of the undersigned, the	LOT 171 OF THE 6TH DISTRICT, GWINNETT	entity or individual is not required by law to nego- tiate, amend or modify	above. JPMORGAN CHASE BANK, NATIONAL AS-
2535/***CF_REFER- ENCE_INITIALS*** https://www.logs.com/	DESCRIPTION. The debt secured by said Deed to Secure Debt has	O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or	NOTICE OF SALE UN- DER POWER	tributed as provided by law. The sale will be conduct-	owners and party in pos- session of the property are Kristian Ashleigh	COUNTY, GEORGIA, BE- ING LOT 13, BLOCK A, BROOKTREE DOWNS	the terms of the loan. Said property will be sold	SOCIATION as agent and Attorney in Fact for Ter- rence E. Williams
*THE LAW FIRM IS ACTING AS A DEBT	been and is hereby de- clared due because of,	modify the terms of the loan. To the best knowl-	TS# 23-001653 Under and by virtue of the power of sale contained	ed subject (1) to confir- mation that the sale is	Munroe and or tenant(s). The sale will be conduct-	(FKA OXFORD PLACE	subject to: (a) any out- standing ad valorem tax-	Aldridge Pite, LLP, Six Piedmont Center, 3525
COLLECTOR. ANY IN- FORMATION OB- TAINED WILL BE	among other possible events of default, failure to pay the indebtedness	edge and belief of the un- dersigned, the party/par- ties in possession of the	with that certain Security Deed dated June 15,	not prohibited under the U.S. Bankruptcy Code and (2) to final confirma-	ed subject to 1) confir- mation that the sale is not prohibited under the	SUBDIVISION, UNIT THREE), AS PER PLAT RECORDED IN PLAT	es (including taxes which are a lien, but not yet due and payable), (b) un-	Piedmont Road, N.E., Suite 700, Atlanta, Geor- gia 30305, (404) 994-7400.
USED FOR THAT PUR- POSE.	as and when due and in the manner provided in	subject property known as 2989 SWEETBRIAR	2012, from Lewis Mitchell and Karen Tudor-Mitchell to JPMorgan Chase Bank,	tion and audit of the sta- tus of the loan with the	U.S. Bankruptcy code and 2) final confirmation	BOOK 29, PAGE 256, GWINNETT COUNTY.	paid water or sewage bills that constitute a lien	2191-2694A THIS LAW FIRM MAY
5:31;6:7,14,21,28,2023 GDP1415	the Note and Deed to Se- cure Debt. Because the debt remains in default,	WALK, SNELLVILLE, GEORGIA 30039 is/are: V RENEE WRIGHT or	N.A., recorded on June 27, 2012 in Deed Book	secured creditor. The property is or may be in the possession of	and audit of the status of the loan with the holder of the Security Deed. AL-	GEORGIA RECORDS, WHICH SAID PLAT IS IN- CORPORATED HEREIN	against the property whether due and payable or not yet due and	BE ACTING AS A DEBT COLLECTOR AT- TEMPTING TO COL-
gpn11	this sale will be made for	tenant/tenants. Said	51456 at Page 0337 Gwin-	Gladys E Villarreal and	LIED FIRST BANK, SB	BY THIS REFERENCE	payable and which may	LECT A DEBT. ANY IN-

cure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including at-torneys fees (notice of in-tent to collect attorneys fees howing heen aiven) GDP1415 gpn11 gpn11 Notice of Sale Under Power. State of Georgia, County of GWINNETT. Under and by virtue of the Power of Sale conthe Power of Sale con-tained in a Deed to Se-cure Debt given by SAL-IM S SHERMO-HAMMED A MARRIED PERSON to WELLS FARGO BANK, N.A., dated 10/23/2009, and Recorded on 11/0/4/209 as Book No. 49785 and Page

V RENEE WRIGHT or tenant/tenants. Said property will be sold sub-ject to (a) any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superi-or to the Deed to Secure torneys tees (notice of in-tent to collect attorneys fees having been given). PENNYMAC LOAN SERVICES, LLC holds the duly endorsed Note and is the current as-signee of the Security Deed to the property. PENNYMAC LOAN SERVICES, LLC, acting on behalf of and, as nec-essary, in consultation with PENNYMAC LOAN SERVICES, LLC (the current investor on the loan), is the entity with the full authority to nego-tiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A.§ 44 14 162.2, PENNYMAC LOAN SERVICES, LLC Man SERVICES, LLC LOAN SERVICES, LLC may be contacted at PENNYMAC LOAN SERVICES, LLC, 3043 TOWNSGATE ROAD, SUITE 200, WESTLAKE VILLAGE, CA 91301, 866 549 3583. Please note that, pursuant to O.C.G.A. § 441 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowl-edge and belief of the un-dersigned, the party/paredge and belief of the un-dersigned, the party/par-ties in possession of the subject property known as 1849 PARK LAND LN, SNELLVILLE, GEOR-GIA 30078 is/are: WILLIE HARRIS or ten-ant/fenants. Said proper-ty will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any mat-ters which are dis-closed by an accurate closed by an accurate survey and inspection of closed by an accurate survey and inspection of the property, and (c) all matters of record superi-or to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be con-ducted subject to (1) con-firmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirma-tion and audit of the sta-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 nonjudicial certain procedures re-garding the rescission of iudicial and noniudicial 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 audit of paragraph. PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for WILLIE HARRIS. THIS LAW FIRM IS ACTING AS A DEBT COLLEC-TOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURE BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Beit uine Bood Suite 100 Addited ENGEL, LLP 4004 Belt Line Road, Suite 100 Ad-dison, Texas 75001 Tele-phone: (972) 341 5398. #398. 5/10,17,24,31,2023 GDP1424 GDP1424 gpn11 Notice of Sale Under Power. State of Georgia County of GWINNETT. Under and by virtue of the Power of Sale con-tained in a Deed to Se-cure Debt given by V RENEE WRIGHT to FIRST FRANKLIN FI-NANCIAL CORP., SUB-SIDIARY OF NATIONAL

N.A., recorded on June 27, 2012 in Deed Book 51456 at Page 0337 Gwin-nett County. Georgia records, having been last sold, assigned, transferred and conveyed to Nation-star Mortgage LLC by As-signment and said Securi-ty Deed having been given to secure a note dated June 15, 2012, in the amount of \$191,563.00, and said Note being in de-fault, the undersigned will sell at public outcry during the legal hours of sale be File no. 22-079686 LOGS LEGAL GROUP LLP* LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 130 sell at public outcry during the legal hours of sale be-fore the door of the court-house of Gwinnett County, Georgia, on July 5, 2023 the following described real property (hereinafter referred to as the Soutch Property (auct) Parkway, N.E., Suite Atlanta, GA 30346 (770) 2535/***CF_REFER-ENCE_INITIALS*** ENCE_INITIALS*** https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY IN-FORMATION OB-TAINED WILL BE referred to as the ".Property".): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 181 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BE-ING LOT 11, BLOCK A OF MCCART PLACE, UNIT ONE AS PER PLAT RECORDED IN PLAT BOOK 104, PAGE 188, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCOR-PORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. The debt secured by the Secu-rity Deed and evidenced due and payable because of, among other possible events of default, failure to make the payments as re-quired by the terms of the Note. The debt remaining is in default and this sale will be made for the pur-poses of paying the Secu-rity Deed, accrued inter-est, and all expenses of the sale, including attor-neys fees. Notice of inten-tion to collect attorneys' fees has been given as provided by law. To the best of the undersigned's in possession of the prop-erty are Lewis Mitchell and Karen- Tudor-Mitchell. The USED FOR THAT PUR-POSE. 5:31;6:7,14,21,28,2023 GDP2024 gpn11 NOTICE OF SALE UN-DER POWER STATE NOTICE OF SALE UN-DER POWER STATE OF GEORGIA, COUNTY OF GWINNETT By virtue of a Power of Sale contained in that certain Security Deed from Kristian Ashleigh Munroe to MORTGAGE ELECTRONIC REGIS-TRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR FIRST OPTION MORT-GAGE, LLC, dated June 08, 2021 and recorded on June 14, 2021 in Deed Book 58842, Page 410, in the Office of the Clerk of Superior Court of Gwin-nett County, Georgia, said Security Deed hav-ing been given to secure a Note of even date, in the original principal amount of One Hundred Thirty-Eight Thousand Three Hundred Eighty Three Hundred Eighty and 00/100 dollars (\$138,380.00) with inter-est thereon as provided therein, as last trans-ferred to ALLIED FIRST BANK, SB DBA SERVBANK, recorded in Deed Book 60585, Paga 349, aforesaid records, will be sold at public out-roy to the highest bidder for cosh before the court-house door of Gwinnett County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Wednes-day in July, 2023, all property described in sid Security Deed in-cluding but not limited to the following described property: THAT CER-TAIN CONDOMINIUM UNIT IN LAND LOT 282 OF THE 6TH DISTRICT, GEORGIA, AND BEING DENTIFIED AT UNIT 818, TOGETHER WITH ITS APPURTENANT PERCENTAGE OF UN-DIVIDED INTEREST IN THE COMMON ELE-MENTS OF GLEN-LEAF, A CONDOMINI-UM, PHASE 11, AS DE-CRIBED IN THAT CERTAIN DECLARA-TION OF CONDOMINI-UM, FOR GLENLEAF, A CONDOMINIUM DATED OCTOBER 29, 1984, AND RECORDED NOVEM-BER 1, 1984 AT 11:28 A,M., IN DEEL BOOK 2906, PAGES 512-589, GWINNETT COUNTY, GEORGIA RECORDS AS AMENDED BY FIRST AMENDEM BY FIRST AM property, being commonly known as 382 Castle Top Ln. Lawrenceville, GA, Lawrenceville, GA, 30045 in Gwinnett County, will be sold as the property of Lewis Mitchell and 30045 in Gwinnett County, will be sold as the property, of Lewis Mitchell and Karen Tudor-Mitchell, subject to any outstanding ad valorem taxes (includ-ing taxes which are a lien and not yet due and payable), any matters af-tecting title to the property which would be disclosed by accurate survey and in-spection thereof, and all assessments, liens, en-cumbrances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to O.C.G.A.Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend of the the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above described mort-gage is as follows: Nation-star Mortgage LLC /db/a Mr. Cooper, 8950 Cypress Waters Blvd, Coopell, TX 75019, 888- 480-2432. The foregoing notwith-standing, nothing in O.C.G.A. Section 44-14-162.2 shall require the se-cured creditor to negoti-ate, amend or modify the terms of the mortgage in-strument. The sale will be conducted subject (1) to confirmation that the 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. Al-bertelli Law Attorney for Nationstar Mortgage LLC as Attorney in Fact for Lewis Mitchell and Karen Tudor- Mitchell 100 Galle-ria Parkway, Suite 960 At-lanta, GA 30339 Phone: (770) 373-42428 by: Rohan

be in the possession of Gladys E Villarreal and Jairo A Villarreal, suc-cessor in interest or ten-ant(c)

cessor in interest or ten-ant(s). Wells Fargo Bank, N.A. as Attorney-in-Fact for Jairo A. Villarreal and Gladys E. Villarreal

5:31;6:7,14,21,28,2023 GDP2026 gpn11 Notice of Sale Under Power State of Georgia, County of Gwinnett Under and by virtue of the Power of Sale con-tained in a Security Deed Jained III a SecUrity Deed given by Amber R. Tweedy to Mortgage Electronic Registration Systems, Inc., as nomi-nee for Homestar Finan-cial Corp. (the Secured Creditor), dated April 15, 2014, and Recorded on April 23, 2014 as Book No. 5288 and Page No. 535, Gwinnett County, Georgia records, convey-ing the after-described property to secure a Note of even date in the original principal amount of \$67,663.00, with inter-est at the rate specified therein, as last assigned to Carrington Mortgage Services, LLC by assign-ment 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 le-gal hours of sale on the first Tuesday in August, 2023, the following de-scribed property: All that tract or parcel of land lying and being in Land Lot 110 of the 5th District, Gwinnett County y, Georgia, being Lot 19, Block B, Stone Mill Sub-division, Unit Seven, as per plat recorded in Plat Book 12, Page 16, Gwin-nett County Records, which plat is hereby re-ferred to and made a part of this description. Tax ID: RS110 143 Tax ID: R5110 143 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. Because the debt re-mains in default, this sale will be made for the purpose of paying the 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). Car-rington Mortgage Ser-vices, LLC holds the duly endorsed Note and is the current assignee of the endorsed Note and is the current assignee of 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 Ioan. Pursuant to O.C.G.A. §44-14-162.2, Carrington Mortgage Services, LLC may be contacted at: 1-

the loan with the holder of the Security Deed. AL-LIED FIRST BANK, SB DBA SERVBANK as At-torney-in-Fact for Kris-tian Ashleigh Munrae Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tal-lahassee, FL 32312; (850) 422-2520 WILLIAMSBURG LN, NORCROSS, GA 30093. The indebtedness secured by said Security Deed has been and is hereby de-clared due because of de-fault under the target of fault under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all ex-penses of the sale, includ-ing attorneys fees (notice to collect same having been given) and all other payments provided for un-der the terms of the Secu-rity Deed. Said property will be sold on an as-is ba-sis without any represen-tation, warranty or re-course against the above-named or the under-signed. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including 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; as-sessments; liens; encum-brances; restrictions; covenants, and any other matters of the knowledge and belief of the under-signed, the owner and par-ty in possession of the property is ANA JIMENEZ, JOSE A. GUTIERREZ. or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited un-der the U.S. Bankruptoy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Rushmore Loan Man-agement Services, LLC, Loss Mitigation Dept., 15480 Laguna Canyon Rd., Irvine, CA 92618, Telephone Number: R88-504- 7300. Nothing in O.C.G.A. Section 44-14 162.2 shall be construed to require a secured credi-tor to poiste, amend, or modify the terms of the mortrace instrument U.S. 1017-607A 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. 1017-6077A 05/10/2023, 05/31/2023, 05/31/2023, 05/31/2023, Gpn11 gdp1017 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY Pursuant to the Power of Sale contained in a Secu-rity Deed given by Ter-rence E. Williams to Mortgage Electronic Registration Systems, Inc., as grantee, as nomi-nee for Fairway Indepen-dent Mortgage Corpora-tion , its successors and assigns dated 6/17/2010 and recorded in Deed Book 50182 Page 431 and modified at Deed Book 52519 Page 837 Gwinnett County, Georgia records; as last transferred to or acquired by JPMORGAN CHASE BANK, NATION-AL ASSOCIATION, con-veying the afterdescribed property to secure a Note in the original prin-cipol amount of \$354.040.00, with interest Gpn11 tor to negotiate, amend, or modify the terms of the mortigage instrument. U.S. BANK NATIONAL ASSO-CIATION AS TRUSTEE FOR TRUMAN 2021 SC9 TITLE TRUST as Attorney in Fact for ANA JIMENEZ THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OB-TAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Num-Ber (877) 813-0992 Case No. RLM-22-01285-4 Ad Nun Dates 05/10/2023, 05/31/2023 Note in the original prin-cipal amount of \$354,040.00, 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 sald month unless said date fails on a Federal Holiday, in which case being the first Wednes-day of said month), the following described prop-erty: 14-162.2, Carrington Mortgage Services, LLC may be contacted at: 1-800-790-5902 or by writing to 1600 South Douglass Road, Suite 110 and 200-A, Anaheim, CA 92806-5951. Please note that, pur-suant to O.C.G.A. \$44-14-162.2, the secured credi-tor is not required to terms of the loan. To the best knowledge and belief of the under-signed, the party/parties in possession of the sub-ject property known as **LAWRENCEVILLE, GA 30046** is/are: Amber **R**. **Tweedy or tenant/ten-ants. Said property will be sold subject to (a) any** ing 5:10,17,24,31,2023 Gpn11 Gpn11 gdp1010 NOTICE OF SALE UN-DER POWER, GWIN-NETTCOUNTY Pursuant to the Power of Sale contained in a Secu-rity Deed given by Ger-ard Beauvoir and Marie Beauvoir to Mortgage Electronic Registration All that tract or parcel of land lying and being in Land lying and being in Land Lot 106 of the 5th District, Gwinnett Coun-ty, Georgia, being Lot 33, Block A of The Downs Subdivision, Phase II, ac-cording to Plat of Survey

WHICH SAID PLAT IS IN-CORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION. or I HIS DESCRIPTION. Said legal description be-ing controlling, however the property is more com-monly known as 1317 WILLIAMSBURG LN,

COLLECTOR AT-TEMPTING TO COL-LECT A DEBT. ANY IN-FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. 2191-2694A 05/10/2023, 05/71/2023, 05/24/2023, 05/31/2023. or not yet due and payable and which may 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, roning ordinances, rezoning ordinances, re-strictions, covenants, and matters of record superi-or to the Security Deed 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 9-13nolder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures re-garding the rescission of iudicial and 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. provided immediately dbove. U.S. BANK NATIONAL ASSOCIATION, as Trustee for LEHMAN XS TRUST MORTGAGE PASS-THROUGH CER-TIFICATES, SERIES 2006-12N as agent and At-torney in Fact for Ger-ard Beauvoir and Marie Beauvoir Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Geor-gia 30305, (404) 994-7400. 1017-6077A

Gpn11 gdp1028 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COLINY

Book No. 49785 and Page No. 0116, GWINNETT County, Georgia records, as last assigned to WELLS FARGO BANK, N.A. (the Secured Credi-N.A. (the Secured Credi-tor), by assignment, contor), by assignment, con-veying the after de-scribed property to se-cure a Note of even date in the original principal amount of \$257,224.00, with interest at the rate specified therein, there will be sold by the under-signed at public outcry to the histort bidder for the the highest bidder for cash at the GWINNETT Cosh of the GWINNETT County Courthouse with-in the legal hours of sale on the first Tuesday in June, 2023, the following described property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 22 OF THE STH DISTRICT, GWINNETT COUNTY, GEORGIA, DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 124, BLOCK B, BRIGHT WATER SUBDIVISION, PHASE V, AS PER PLAT RECORDED AT PLAT BOOK 83, PAGES 143 144, GWINNETT COUN-TY, GEORGIA RECORDS, WHICH RECORDS, WHICH PLAT IS INCORPORAT-ED_HEREIN_BY_REF-PLAT IS INCORPORAT-ED HEREIN BY REF-ERENCE AND MADE A PART HEREOF. The debt secured by soid Deed to Secure Debt has been and is hereby de-clared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the Mote and Deed to Se-cure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt this sale, as provided in the Deed to Secure Debt tond by law, including af-torneys fees (notice of in-tent to collect attorneys fees having been given). WELLS FARGO BANK, N.A. holds the duly en-WELLS FARGO BANK, N.A. holds the duly en-dorsed Note and is the current assignee of the property. WELLS FAR-GO BANK, N.A., acting on behalf of and, as nec-essary, in consultation with WELLS FARGO BANK, N.A. (the current investor on the loan), is the entity with the full investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pur-suant to O.C.G.A. § 44 14 162.2, WELLS FARGO BANK, N.A. may be con-tacted at: WELLS FAR-GO BANK, N.A., 3476 STATEVIEW BLVD, FORT MILL, SC 29715, 800 288 3212. Please note that, pursuant to that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowl-edge and belief of the un-dersigned, the party/par-ties in possession of the subject property known as 901 BLUE SKY RDGE, SNELLVILLE, GEORGIA 30078 is/are: SALIM S SHERMO-HAMMED A MARRIED PERSON or tenant/tensecured creditor is not PERSON or tenant/ten-ants. Said property will be sold subject to (a) any be sold subject to (d) dify outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accu-rate survey and inspec-

or to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be con-ducted subject to (1) conetc. The sale will be con-ducted subject to (1) con-firmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirma-tion and audit of the sta-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 nonjudicial certain procedures garding the rescission of judicial and noniudicial 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 until final confirmation and audit of the status of the loan as provided in the preceding paragraph. WILMING-TON TRUST, NATION-AL ASSOCIATION, NOT IN ITS INDIVIDUAL CA-PACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2016 1 as Attorney in Fact for V RENEE WRIGHT. THIS LAW FIRM IS ACTING AS A DEBT COLLEC-TOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PUR-POSE. 0000008023236 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 BEI Line Road, Suite 100 Ad-dison, Texas 75001 Tele-phone: (972) 341 5398. 510,17,24,31,2023 5/10,17,24,31,2023 GDP1425 gpn11 TS # 2023-05151-GA Notice Of Sale Under 15 # 2023-0131-04 Notice Of Sale Under Power Georgia, Gwinnett Coun-ty Under and by virtue of the Power of Sale con-tained in that certain Se-curity Deed given by An-thony Staples, a Married Mart as Sole Owner to Mortgage Electronic Registration Systems, Inc., as Grantor, as nom-inee for Semper Home Loans, Inc., a Rhode Is-land Corporation, its suc-cessors and assigns, dat-ed 3/s/2014, and recorded on 3/1/2014, in Instru-ment No.: 0017231, Deed Book 52816, Page 0858, Gwinnett County, Geor-gia records, as last as-signed to Freedom Mort-gage Corporation by as-teromet approximation of the second provide the second of the second of the second provide the second of the second of the second provide the second of the second of the second provide the second of the second of the second of the second provide the second of gia records, us idsi us signed to Freedom Mort-gage Corporation by as-signment recorded on 7/2/2018 in Deed Book 55979, Page 0293, convey-ing the after-described property to secure a Note in the original prin-cipal amount of \$235,653.00, with interest therein, there will be sold at public outcry to the highest bidder for cash before the Court-house door of Gwinnett County, Georgia, within the legal hours of sale on 6//2023, the following de-scribed property: Al 6/2/2023, the following de scribed property: All Land Lot for Parcel Of Land Lying And Being In Land Lot 169 Of The 5th District, Gwinnett Coun-try, Georgia, Being Lot 178, Block A, Of Wheat-fields Reserve FKA Wheatfields Crossing Subdivision, Unit 2, Phase 1, As Per Plat Recorded In Plat Book 112, Pages 212-214, And Revised In Plat Book 114, Pages 212-214, And Revised In Plat

220-

COUNTY Under and by virtue of the Power of Sale con-tained in a Security Deed given by Ernesto Tara-zona-Jaime to Mortgage Electronic Registration Electronic Registration Systems, Inc., as grantee, as nominee for First Franklin, a Divi-sion of National City Bank, its successors and assigns, dated December 29, 2006, recorded in Deed Book 47466, Page 701, Gwinnett County, Georgia Records, as last transferred to First Franklin Mortgage Loan Trust, Mortgage Loan Trust, Mortgage Loan Asset-Backed Certifi-cates, Series 2007-FFC, U.S. Bank National Association, as Trustee,

U.S. Bank National Association, as Trustee, successor in interest to Bank of America, N.A., as Trustee, successor by merger to LaSalle Bank National Association, as Trustee by assignment recorded in Deed Book 57422, Page 359, Gwinnett County, Georgia

recorded in Deed Book 57422, Page 359, Gwinnett County, Georgia Records, conveying the effer-described property to secure a Note in the original principal amount of FORTY-ONE THOUSAND FIVE HUN-DRED FIVE AND 0/100 DOLLARS (\$41,505.00), with interest therean as set forth therein, there will be sold at public out-cry 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 property: SEE EXHIBIT A AT-TACHED HERETO AND MADE A PART HERE-OF

OF The debt secured by said 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 the Security Deed and by law, including attorney fees (notice pursuant to O.C.G.A. § 13-1-11 having been given):

CiG.A. § 13-1-11 having been given). Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), the right of redemption of any tax-ing authority, any mat-ters which might be dis-closed by an accurate survey and inspection of the property, any assess-ments, liens, encum-brances, zoning ordi-nances, restrictions, covenants, and any matnances, restrictions, covenants, and any mat-ters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any repre-sentation, warranty or recourse against the above-named or the un-dersigned.

dersigned. First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Cer-tificates, Series 2007-FFC, U.S. Bank National Associa-