FORECLOSURE	FORECLOSURE	FORECLOSURE	FORECLOSURE	FORECLOSURE	FORECLOSURE	FORECLOSURE	FORECLOSURE	FORECLOSURE
Notice of Sale Under Power. State of Georgia,	this reference being incorpo- rated herein and made a part hereof for a more complete	GWINNETT COUNTY, GEOR- GIA. The debt secured by said Deed to Secure Debt	or entity that has full authori- ty to negotiate, amend and modify all terms of the loan	COUNTY, GEORGIA, BEING LOT 20, BLOCK C, UNIT FIVE, TIMBERTOP SUBDIVI-	taxes, including taxes, which constitute liens upon said property whether or not now	FOR ALLY BANK (CORP.), dated September 17, 2012, recorded October 15, 2012,	been given) and all other payments provided for un- der the terms of the Security	granted in the aforemen- tioned security instrument, specifically being Deutsche
County of GWINNETT. Under and by virtue of the Power of Sale contained in a	description SUBJECT TO that certain Security Deed from Heliodoro C. Hernan-	has been and is hereby de- clared due because of, among other possible events	is Broker Solutions Inc. dba New American Funding, 11001 Lakeline Blvd. Ste.	SION, AS PER PLAT RECORDED IN PLAT BOOK 25, PAGE 216, GWINNETT	due and payable; d) special assessments; e) the right of redemption of any taxing au-	in Deed Book 51717, Page 0493 , Gwinnett County, Georgia Records, said Secu-	Deed. Said property will be sold on an "as-is" basis without any representation,	Bank National Trust Compa- ny, as Trustee, on behalf of the holders of the J.P. Mor-
Deed to Secure Debt given by LEONARD HENDERSON	dez and Jose Gonzalez in fa- vor of Mortgage Electronic	of default, failure to pay the indebtedness as and when	325 Austin, TX 78717. Said property will be sold on an	COUNTY, GEORGIA RECORDS, WHICH PLAT IS	thority; f) all outstanding bills for public utilities which	rity Deed having been given to secure a Note of even	warranty or recourse against the above-named or the un-	gan Mortgage Acquisition Trust 2007-CH2 Asset
AND KELLI LANGLEY to WELLS FARGO HOME MORTGAGE, INC. , dated	Registration Systems, Inc. ("MERS") as nominee for Home Star Mortgage Ser-	due and in the manner pro- vided in the Note and Deed to Secure Debt. Because the	"as-is" basis without any representation, warranty or recourse against the above-	INCORPORATED HEREIN BY REFERENCE AND MADE A PART THEREOF. BEING THE	constitute liens upon said property; g) all restrictive covenants, easements,	date in the original principal amount of One Hundred Twenty-Eight Thousand and	dersigned. The sale will also be subject to the following items which may affect the	Backed Pass-Through Cer- tificates, Series 2007-CH2 as attorney in fact for Venese
06/17/2003, and Recorded on 07/29/2003 as Book No. 33863 and Page No. 0041,	vices, LLC in the original principal amount of \$130,200.00, dated May 28,	debt remains in default, this sale will be made for the purpose of paying the same	named or the undersigned. The sale will also be subject to the following items which	SAME PROPERTY CON- VEYED TO JON L. KEEPERS BY QUITCLAIM DEED FROM	rights-of-way and any other matters of record superior to said Security Deed. To the	00/100 dollars (\$128,000.00), with interest thereon as provided for	title: any outstanding ad val- orem taxes (including taxes which are a lien, whether or	McKenzie Richard B. Maner, P.C. 180 Interstate N Park- way, Suite 200 Atlanta, GA
GWINNETT County, Georgia records, as last assigned to	2004 and recorded in Deed Book 38763, Page 2, Gwin-	and all expenses of this sale, as provided in the Deed to	may affect the title: a) zoning ordinances; b) matters which would be disclosed by	MICHAEL D. KEEPERS, DAT- ED AUGUST 14, 2003 AND	best of the knowledge and belief of the undersigned,	therein, said Security Deed having been last sold, as-	not now due and payable); the right of redemption of	30339 404.252.6385 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-
WELLS FARGO BANЌ, N.A. Successor by Merger To Wells Fargo Home	nett County, Georgia records, as may be trans- ferred and/or assigned from	Secure Debt and by law, in- cluding attorney's fees (no- tice of intent to collect attor-	an accurate survey or by an inspection of the property; c)	RECORDED OCTOBER 6, 2003 AT BOOK 35187, PAGE 267. BEING THE SAME	the owners and party in pos- session of the property are Clifton D. Kildare and or ten-	signed and transferred to Community Loan Servicing, LLC, a Delaware Limited Li-	any taxing authority; matters which would be disclosed by an accurate survey or by an	TEMPTING TO COLLECT A DEBT. ANY INFORMATION
MORTGAGE INC (the Se- cured Creditor), by assign- ment, conveying the after	time to time. The debt se- cured by said Deed to Se- cure Debt has been and is	ney's fees having been giv- en). THE BANK OF NEW YORK MELLON FKA THE	any outstanding ad valorem taxes, including taxes, which constitute liens upon said	PROPERTY CONVEYED TO JON L. KEEPERS BY QUIT- CLAIM DEED FROM JON L.	ant(s). The sale will be con- ducted subject to 1) confir- mation that the sale is not	ability Company, FKA Bayview Loan Servicing, LLC, there will be sold at	inspection of the property; all zoning ordinances; as- sessments; liens; encum-	OBTAINED WILL BE USED FOR THAT PURPOSE. FC22- 074
described property to secure a Note of even date in the	hereby declared due be- cause of, among other pos- sible events of default, fail-	BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFI- CATEHOLDERS CWALT,	property whether or not now due and payable; d) special assessments; e) the right of	KEEPERS, AS HEIRS AT LAW OF GLEN RAY KEEP- ERS, JR., DATED AUGUST	prohibited under the U.S. Bankruptcy code and 2) final confirmation and audit of the	public outcry to the highest bidder for cash at the Gwin- nett County Courthouse,	brances; restrictions; covenants, and any other matters of record superior to	950-66551 4/6,13,20,22, 2022
original principal amount of \$204,380.00, with interest at the rate specified therein,	ure to pay the indebtedness as and when due and in the	INC., ALTERNATIVE LOAN TRUST 2006 6CB, MORT-	redemption of any taxing au- thority; f) all outstanding	14, 2003 AND RECORDED OCTOBER 6, 2003 AT BOOK	status of the loan with the holder of the Security Deed.	within the legal hours of sale on the first Tuesday in May,	said Security Deed. To the best of the knowledge and	STA te of Georgia County of Gwinnett Notice of Sale
there will be sold by the un- dersigned at public outcry to the highest bidder for cash	manner provided in the Note and Deed to Secure Debt. The debt remaining in de-	GAGE PASS THROUGH CERTIFICATES, SERIES 2006 6CB holds the duly en-	bills for public utilities which constitute liens upon said property; g) all restrictive	35187, PAGE 268. BEING THE SAME PROPERTY CON- VEYED TO JON L KEEPERS	AmeriHome Mortgage Com- pany, LLC as Attorney-in- Fact for Clifton D. Kildare	2022, all property described in said Security Deed includ- ing but not limited to the fol-	belief of the undersigned, the owner and party in pos- session of the property is	UNDER POWER Because of a default under
at the GWINNETT County Courthouse within the legal hours of sale on the first	fault, this sale will be made for the purpose of paying the same and all expenses of	dorsed Note and is the cur- rent assignee of the Security Deed to the property. BANK	covenants, easements, rights-of-way and any other matters of record superior to	BY QUITCLAIM DEED FROM ROCK KEEPERS, DATED AU- GUST 14, 2003 AND	Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahas-	lowing described property: ALL THAT CERTAIN LAND SITUATED IN THE STATE OF	ROBERT D. MCGUIRE, BET- SEY L. MCGUIRE, or tenants (s). The sale will be conduct-	the terms of the Security Deed executed by Newal S. Mohammed to Wells Fargo
Tuesday in May, 2022, the following described proper-	this sale, as provided in the Deed to Secure Debt and by	OF AMERICA, N.A., ÁS SUC- CESSOR BY MERGER TO	said Security Deed. To the best of the knowledge and	RECORDED OCTOBER 6, 2003 AT BOOK 35187, PAGE	see, FL 32312; (850) 422- 2520 Ad Run Dates:	GEORGIA, COUNTY OF GWINNETT, CITY OF SNEL-	ed subject (1) to confirma- tion that the sale is not pro-	Bank, N.A. dated June 9, 2010, and recorded in Deed Book 50176, Page 876,
ty: All that tract or parcel of land lying and being in land lot	law, including attorney's fees (notice of intent to col- lect attorney's fees having	BAC HOME LOANS SERVIC- ING, LP, acting on behalf of and, as necessary, in con-	belief of the undersigned, the owners and party in pos- session of the property are	269. BEING THE SAME PROPERTY CONVEYED TO GLEN RAY KEEPERS, JR.,	03/30/2022; 04/06/22; 04/13/22; 04/20/22; 04/27/22	LVILLE, DESCRIBED AS FOLLOWS: ALL THAT TRACT OR PARCEL OF	hibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit	Gwinnett County Records, securing a Note in the origi-
151 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 1,	been given). Said property is commonly known as 2745 Suwanee Lakes Trail,	sultation with THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK,	Kenneth Jackson and or ten- ant(s). The sale will be con- ducted subject to 1) confir-	AND JON L. KEEPERS BY WARRANTY DEED FROM WADE A. LECOMTE AND	950-63686 3/30,4/6,13,20,27,2022	LAND LYING AND BEING IN LAND LOT 36 OF THE 5TH DISTRICT OF GWINNETT	of the status of the loan with the holder of the Security Deed. The entity having full	nal principal amount of \$197,342.00, the holder thereof pursuant to said
BLOCK E, UNIT ONE, GATES MILL, AS PER PLAT	Suwanee, GA 30024, to- gether with all fixtures and	AS TRUSTEE FOR THE CER- TIFICATEHOLDERS CWALT,	mation that the sale is not prohibited under the U.S.	DEBORAH ANN LECOMTE, DATED OCTOBER 5, 1993	Notice of Sale Under Power Georgia,	COUNTY, GEORGIA, BEING LOT 9, BLOCK B, UNIT ONE	authority to negotiate, amend or modify all terms	Deed and Note thereby se- cured has declared the entire amount of said indebtedness
RECORDED IN PLAT BOOK 47, PAGE 135, GWINNETT COUNTY RECORDS. REFER-	personal property attached to and constituting a part of said property. To the best	INC., ALTERNATIVE LOAN TRUST 2006 6CB, MORT- GAGE PASS THROUGH	Bankruptcy code and 2) final confirmation and audit of the status of the loan with the	AND RECORDED OCTOBER 13, 1993 AT BOOK 9441, PAGE 293. The debt secured	Gwinnett County Under and by virtue of the	OF GEORGIAN OAKS SUB- DIVISION, AS PER PLAT RECORDED IN PLAT BOOK	of the loan (although not re- quired by law to do so) is: Real Time Resolutions, Inc.,	due and payable and, pur- suant to the power of sale
ENCE TO SAID PLAT IS HEREBY MADE FOR A COM- PLETE DESCRIPTION OF	knowledge and belief of the undersigned, the party (or parties) in possession of the	CERTIFICATES, SERIES 2006 6CB (the current in- vestor on the loan), is the	holder of the Security Deed. Broker Solutions Inc. dba New American Funding as	by the Security Deed and ev- idenced by the Note and has been, and is hereby, de-	Power of Sale contained in a Deed to Secure Debt given by Mark A Lauterman to	6, PAGE 161, RECORDS OF GWINNETT COUNTY, GEOR- GIA, WHICH PLAT IS BY	Loss Mitigation Dept., 1349 Empire Central Drive, Suite 150, Dallas, TX 75247-4029,	contained in said Deed, will on the first Tuesday, May 3, 2022, during the legal hours
THE PROPERTY HEREIN DESCRIBED. SAID PROPER-	subject property is (are): He- liodoro C. Hernandez or ten-	entity with the full authority to negotiate, amend, and	Attorney-in-Fact for Kenneth Jackson Contact: Padgett	clared due and payable be- cause of, among other pos-	Mortgage Electronic Regis- tration Systems, Inc. ("MERS") as nominee for	REFERENCE INCORPORAT- ED HEREIN AND MADE A	Telephone Number: 877- 469-7325 Nothing in	of sale, before the Court- house door in said County, sell at public outcry to the
TY IS IMPROVED PROPER- TY KNOWN AS 1464 MIL- LENIAL LANE, ACCORDING	ant or tenants. Said property will be sold subject to (a) any outstanding ad valorem	modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, BANK OF AMERI-	Law Group: 6267 Old Water Oak Road, Suite 203, Talla- hassee, FL 32312; (850)	sible events of default, fail- ure to make the payments as required by the terms of the	Countrywide Bank, FSB, dated September 26, 2007,	PART HEREOF. Said legal description being control- ling, however the property is	O.C.G.A. Section 44-14- 162.2 shall be construed to require a secured creditor to	highest bidder for cash, the property described in said
TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY,	taxes (including taxes which are a lien, but not yet due and payable), (b) any mat-	CA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP may	422-2520 Ad Run Dates: 04/06/22; 04/13/22; 04/20/22; 04/27/22	Note. The debt remaining is in default and this sale will be made for the purposes of	and recorded in Deed Book 48307, Page 803, Gwinnett County, Georgia records, as	more commonly known as 2346 HIDDEN LN, SNEL- LVILLE, GA 30078. The in-	negotiate, amend, or modify the terms of the mortgage instrument. AVIATOR PROP-	Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN
GEORGIA. The debt secured by said Deed to Secure Debt	ters which might be dis- closed by an accurate survey	be contacted at: BANK OF AMERICA, N.A., AS SUC- CESSOR BY MERGER TO	950-65060 4/6,13,20,27,2022	paying the Security Deed, accrued interest, and all ex- penses of the sale, including	last transferred to Wilming- ton Savings Fund Society, FSB, d/b/a Christiana Trust,	debtedness secured by said Security Deed has been and	ERTIES, LLC as Attorney in Fact for ROBERT D. MCGUIRE, BETSEY L.	LAND LOT 52 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING
has been and is hereby de- clared due because of, among other possible events	and inspection of the prop- erty, and (c) all matters of record superior to the Deed	BAC HOME LOANS SERVIC- ING, LP, 7105 CORPORATE	NOTICE OF SALE UNDER Power contained in Se- Curity deed state of	attorneys' fees. Notice of in- tention to collect attorneys	not in its individual capacity but solely as Owner Trustee	is hereby declared due be- cause of default under the terms of said Security Deed.	MCGUIRE THE BELOW LAW FIRM MAY BE HELD TO BE	LOT 6, BLOCK H, OF SUM- MIT AT SARATOGA SUBDI- VISION, UNIT III, AS PER
of default, failure to pay the indebtedness as and when due and in the manner pro-	to Secure Debt first set out above, including, but not limited to, assessments,	DRIVE, PLANO, TX 75024, 800 669 6650. Please note that, pursuant to O.C.G.A. §	GEORGIA, COUNTY OF Gwinnett	fees has been given as pro- vided by law. To the best of the undersigned's knowl-	of CSMC 2017-RPL1 Trust, Mortgage-Backed Notes, Series 2017-RPL1 by As-	The indebtedness remaining in default, this sale will be made for the purpose of	ACTING AS A DEBT COL- LECTOR, UNDER FEDERAL LAW. IF SO, ANY INFOR-	PLAT RECORDED IN PLAT BOOK 70, PAGE 106, GWIN-
vided in the Note and Deed to Secure Debt. Because the debt remains in default, this	liens, encumbrances, zoning ordinances, easements, re- strictions, covenants, etc.	44 14 162.2, the secured creditor is not required to	Pursuant to a power of sale contained in a certain securi- ty deed executed by Patricia	edge, the person(s) in pos- session of the property is/are Jon L. Keepers. The	signment recorded in Deed Book 55430, Page 70, Gwin- nett County, Georgia	paying the same, all expens- es of the sale, including at- torneys' fees (notice to col-	MATION OBTAINED WILL BE USED FOR THAT PUR-	NETT COUNTY, GEORGIA, RECORDS, REFERENCE TO WHICH PLAT IS MADE FOR
sale will be made for the purpose of paying the same	The sale will be conducted subject to (1) confirmation	amend or modify the terms of the loan. To the best knowledge and belief of the	Jordan, hereinafter referred to as Grantor, to Mortgage Electronic Registration Sys-	property, being commonly known as 171 Omega Drive ,	records, conveying the after- described property to secure	lect same having been given) and all other pay-	POSE. Attorney Contact: Ru- bin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA	A COMPLETE DESCRIPTION OF THE PROPERTY; AND BEING IMPROVED PROPER-
and all expenses of this sale, as provided in the Deed to Secure Debt and by law, in-	that the sale is not prohibit- ed under the U.S. Bankrupt- cy Code; (2) O.C.G.A. Sec-	undersigned, the party/par- ties in possession of the subject property known as	tems, Inc. as nominee for WR Starkey Mortgage, LLP	Lawrenceville, GA, 30044 in Gwinnett County, will be sold as the property of Jon L. Keepers, subject to any	a Note of even date in the original principal amount of \$194,850.00, with interest at	ments provided for under the terms of the Security Deed Said property will be	30071 Telephone Number: (877) 813-0992 Case No.	TY KNOWN AS 2038 HIGH ROCK AVENUE ACCORDING
cluding attorney's fees (no- tice of intent to collect attor- ney's fees having been giv-	tion 9-13-1721; and (3) final confirmation and audit of the status of the loan with the	1769 BROOKS ROAD, DACU- LA, GEORGIA 30019 is/are: DEBORAH A. HUGGINS AND	recorded in Deed Book 51592, beginning at page 266 and rerecorded at Deed	L Keepers, subject to any outstanding ad valorem tax- es (including taxes which	the rate specified therein, there will be sold by the un- dersigned at public outcry to	sold on an "as-is" basis without any representation, warranty or recourse against	RTR-20-01356-4 Ad Run Dates 04/06/2022, 04/13/2022, 04/20/2022,	TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY,
ney's fees having been giv- en). WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO	holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for	GREGORY LEWIS HUGGINS or tenant/tenants. Said prop- erty will be sold subject to	Book 52029, Page 55, of the deed records of the Clerk of the Superior Court of the	are a lien and not yet due and payable), any matters affecting title to the property	the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia,	the above-named or the un- dersigned. The sale will also be subject to the following	04/27/2022 950-67007 4/6,13,20,27,2022	GEORGIA. Said property is known as 2038 High Rock Avenue, Lawrenceville, GA
HOME MORTGAGE INC holds the duly endorsed	certain procedures regarding the rescission of judicial and	(a) any outstanding ad val- orem taxes (including taxes	aforesaid state and county, and by virtue of a default un-	which would be disclosed by accurate survey and inspec-	within the legal hours of sale on the first Tuesday in May,	items which may affect the title: any outstanding ad val-	Notice of Sale Under Power	30044 , together with all fix- tures and personal property attached to and constituting
Note and is the current as- signee of the Security Deed to the property. WELLS FAR-	nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure	which are a lien, but not yet due and payable), (b) any matters which might be dis-	der the terms of said securi- ty deed, and the related note, the undersigned attorney-in-	tion thereof, and all assess- ments, liens, encumbrances, restrictions, covenants, and	2022, to wit: May 3, 2022, the following described property: All that tract or	orem taxes (including taxes which are a lien, whether or not now due and payable);	Georgia, Gwinnett Countv	a part of said property, if any. Said property will be
GO BÁNK, NÁ, acting on behalf of and, as necessary, in consultation with WELLS	documents may not be pro- vided until final confirmation and audit of the status of the	closed by an accurate survey and inspection of the prop- erty, and (c) all matters of	fact for the aforesaid Grantor (which attorney-in-fact is the present holder of said secu-	matters of record to the Se- curity Deed. Pursuant to O.C.G.A.Section 44-14-	parcel of land lying and be- ing in Land Lot 69 of the 7th District of Gwinnett County,	the right of redemption of any taxing authority; matters which would be disclosed by	Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given	sold subject to any outstand- ing ad valorem taxes (in- cluding taxes which are a
FARGO BANK, N.A. SUC- CESSOR BY MERGER TO	Ioan as provided in the pre- ceding paragraph. Pursuant to O.C.G.A. Section 44-14-	record superior to the Deed to Secure Debt first set out	rity deed and note secured thereby) will sell at the usual place of conducting Sheriff's	162.2, the name, address and telephone number of the individual or entity who shall	Georgia, being Lot 43, Block B, Unit One, Hambridge North, as per plat recorded	an accurate survey or by an inspection of the property;	by Venese McKenzie to Chase Bank USA, N.A., dat- ed September 8, 2006, and	lien, whether or not now due and payable), the right of re- demption of any taxing au-
WELLS FARGO HOME MORTGAGE INC (the current investor on the loan), is the	162.2, the entity that has full authority to negotiate,	above, including, but not limited to, assessments, liens, encumbrances, zoning	sales in said county within the legal hours of sale, to the	have the full authority to ne- gotiate, amend or modify all	in Plat Book 50, Page 93, Gwinnett County, Georgia	all zoning ordinances; as- sessments; liens; encum- brances; restrictions;	recorded in Deed Book 47055, Page 107, Gwinnett County, Georgia records, as	thority, any matters which might be disclosed by an ac-
entity with the full authority to negotiate, amend, and modify all terms of the loan.	amend and modify all terms of the mortgage with the debtor is: Select Portfolio	ordinances, easements, re- strictions, covenants, etc. The sale will be conducted	highest bidder on the first Tuesday in May 2022, all property described in said	terms of the above de- scribed mortgage is as fol- lows: Compu-Link Corpora-	records, said plat being in- corporated herein and made a part hereof by reference;	covenants, and any other matters of record superior to said Security Deed. To the	last transferred to Deutsche Bank National Trust Compa-	curate survey and inspection of the property, any assess- ments, liens, encumbrances,
Pursuant to O.C.G.A. § 44 14 162.2, WELLS FARGO	Servicing, Inc. Attention: Loss Mitigation Department 3217 S. Decker Lake Drive	subject to (1) confirmation that the sale is not prohibit- ed under the U.S. Bankrupt-	security deed including but not limited to the following described property: All that	tion, d/b/a Celink, 2900 Esperanza Crossing, Austin, TX 78758, 512-691-1699 The	being property known as No. 282 Inwood Trail, according to the present system of	best of the knowledge and belief of the undersigned, the owner and party in pos-	ny, as Trustee, on behalf of the holders of the J.P. Mor- gan Mortgage Acquisition	zoning ordinances, restric- tions, covenants, and mat- ters of record superior to the
BANK, N.Á. may be contact- ed at: WELLS FARGO BANK, N.A., 3476_ STATEVIEW	Salt Lake City, Utah 84119 1-888-818-6032 The forego-	cy Code; and (2) final con- firmation and audit of the	tract or parcel of land lying and being in Land Lot 47 of	foregoing notwithstanding, nothing in O.C.G.A. Section	numbering houses in Gwin- nett County, Georgia. The	session of the property is DANIEL C MALONEY, POL-	Ťrust 2007-CH2 Asset Backed Pass-Through Cer- tificates, Series 2007-CH2	Security Deed first set out above. The proceeds of said sale will be applied to the
N.A., 3476 STATEVIEW BLVD., FORT MILL, SC 29715, 800 288 3212. Please note that, pursuant to	ing notwithstanding, nothing in OC.G.A. Section 44-14- 162.2 shall be construed to	status of the loan with the holder of the security deed Pursuant to O.C.G.A. Section	the 7th District, Gwinnett County, Georgia, being Lot 62, Block A, Chandler Creek	44-14-162.2 shall require the secured creditor to nego- tiate, amend or modify the	debt secured by said Deed to Secure Debt has been and is hereby declared due be-	LY A. MALONEY, or tenants (s). The sale will be conduct- ed subject (1) to confirma-	by Assignment recorded in Deed Book 53587, Page 694,	payment of said indebted- ness and all expenses of
O.C.G.A. § 44 14 162.2, the secured creditor is not re- quired to amend or modify	require the secured creditor to negotiate, amend or modi- fy the terms of the Deed to	9 13 172.1, which allows for certain procedures regarding the rescission of judicial and	Unit Three, as per plat recorded in Plat Book 56, Page 41, Gwinnett County,	terms of the mortgage in- strument. The sale will be conducted subject (1) to	cause of, among other pos- sible events of default, fail- ure to pay the indebtedness	tion that the sale is not pro- hibited under the U.S. Bankruptcy Code and (2) to	Gwinnett County, Georgia records, conveying the after- described property to secure	said sale as provided in said Deed, and the balance, if any, will be distributed as
the terms of the loan. To the best knowledge and belief of	Secure Debt described here- in. This sale is conducted on	nonjudicial sales in the State of Georgia, the Deed Under	Georgia, Records, which plat is hereby incorporated here- in by reference. Being	confirmation that the sale is not prohibited under U.S.	as and when due and in the manner provided in the Note and Deed to Secure Debt.	final confirmation and audit of the status of the loan with	a Note of even date in the original principal amount of \$140,000.00, with interest at	provided by law. The sale will be conducted subject (1) to confirmation that the sale
the undersigned, the party/parties in possession of the subject property	behalf of the secured credi- tor under the power of sale granted in the aforemen-	Power and other foreclosure documents may not be pro- vided until final confirmation	known as 1511 Kacie Lea Court according to the	Bankruptcy code and (2) to final confirmation and audit of the status of the loan with	The debt remaining in de- fault, this sale will be made	the holder of the Security Deed. The entity having full authority to negotiate,	the rate specified therein, there will be sold by the un- dersigned at public outcry to	is not prohibited under the U.S. Bankruptcy Code and
known as 1464 MILLENNIAL LANE, LAWRENCEVILLE, GEORGIA 30045 is/are:	tioned security instrument, specifically being Wells Far- go Bank, N. A. as Trustee for	and audit of the status of the loan as provided in the pre- ceding paragraph. THE	present system of number- ing property in Gwinnett County, Georgia records	the holder of the Security Deed. Albertelli Law Attorney for Reverse Mortgage Fund-	for the purpose of paying the same and all expenses of this sale, as provided in the	amend or modify all terms of the loan (although not re- quired by law to do so) is:	the highest bidder for cash before the Courthouse door	(2) to final confirmation and audit of the status of the loan with the secured credi-
LEONARD HENDERSON AND KELLI LANGLEY or ten-	the SACO I Trust 2004-2 Mortgage Pass-through Cer- tificates, Series 2004-2 as	ceding paragraph. THE BANK OF NEW YORK MEL- LON FKA THE BANK OF NEW YORK, AS TRUSTEE	Said legal description being controlling, however, the Property is more commonly	ing LLC as Attorney in Fact for Jon L. Keepers 100 Gal- leria Parkway, Suite 960 At-	Deed to Secure Debt and by law, including attorney?s fees (notice of intent to col-	Community Loan Servicing, LLC fka Bayview Loan Servicing, LLC, Loss Mitigation	of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in May,	tor. The property is or may be in the possession of Newal S. Mohammed, suc-
ant/tenants. Said property will be sold subject to (a) any outstanding ad valorem	attorney in fact for Heliodoro C. Hernandez and Jose Gon-	FOR THE CERTIFICATE- HOLDERS CWALT, INC., AL-	known as: 1511 Kacie Lea Court, Lawrenceville, GA	lanta, GA 30339 Phone: (770) 373-4242 By: Rohan	lect attorney's fees having been given). Said property is	Dept., 4425 Ponce de Leon Blvd., 5th Floor, Coral	2022, to wit: May 3, 2022, the following described property: All that tract or	cessor in interest or tenant (s). Wells Fargo Bank, N.A. as Attorney-in-Fact for New-
taxes (including taxes which are a lien, but not yet due and payable), (b) any mat-	zalez Richard B. Maner, P.C. 180 Interstate N Parkway, Suite 200 Atlanta, GA 30339	TERNATIVE LOAN	30043 Said property will be sold on an "as-is" basis without any representation,	Rupani For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING	commonly known as 282 In- wood Trail, Lawrenceville, GA 30043, together with all	Gables, FL 33146, Telephone Number: 800-771-0299. Nothing in O.C.G.A. Section	parcel of land lying and be- ing in Land Lot 158 of the 5th District, Gwinnett Coun-	al S. Mohammed File no. 20- 076360 LOGS LEGAL
ters which might be dis- closed by an accurate survey and inspection of the prop-	404.252.6385 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING	TRUST 2006 6CB, MORT- GAGE PASS THROUGH CERTIFICATES, SERIES	warranty or recourse against the above-named or the un- dersigned. The sale will be	TO COLLECT A DEBT. ANY INFORMATION A-4744445 03/30/2022, 04/06/2022,	fixtures and personal prop- erty attached to and consti- tuting a part of said proper-	44-14-162.2 shall be con- strued to require a secured creditor to negotiate, amend,	ty, Georgia, being Lot 45, Block A of Watson's Grove Subdivision as per plat	GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E. Suite 300 Atlanta GA

are a lien, but not yet due and payable), (b) any mat-ters which might be dis-closed by an accurate survey and inspection of the prop-erty, and (c) all matters of record survey record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning 2022 ordinances, easements, restrictions, covenants, etc. The sale will be conducted The sale will be conducted subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code; and (2) final con-firmation and audit of the status of the loan with the holder of the security deed. Pursuant to 0.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foredosure documents may not be pro-vided until final confirmation and audit of the tothus of the and audit of the status of the loan as provided in the pre-Ioan as provided in the pre-ceding paragraph. WELLS FARGO BANK, N.A. SUC-CESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE INC as Attorney in Fact for LEONARD HEN-DERSON AND KELLI LANG-LEY THE LAW EIDM IS LEY THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT WILL BE USED FOR THAT PURPOSE. 00000009435652 BARRETT DAFIN FRAPPLER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addi-son, Texas 75001 Tele-phone: (972) 341 5398. 950-66623 4/6,13,20,27, 2022 Notice of Sale Under Power Georgia, Gwinnett County Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by Heliodoro C. Hernandez and Jose Gonzalez to Mort-gage Electronic Registration Systems, Inc. ("MERS") as nominee for Home Star Montgage Services, LLC, dated May 28, 2004, and recorded in Deed Book 38763, Page 20, Gwinnett County, Georgia records, as last transferred to Wells Far-on Pack M. A contructor go Bank, N. A. as Trustee for the SACO I Trust 2004-2 for the SACO I Trust 2004-2 Mortgage Pass-through Cer-tificates, Series 2004-2 by Assignment recorded in Deed Book 57529, Page 537, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of original principal amount of \$32,550.00, with interest at original principal annount of \$32,550.00, with interest at the rate specified therein, there will be sold by the un-dersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in May, 2022, to wit: May 3, 2022, the following described property: All that tract or parcel of land lying and be-ing in Land Lot 126 of the 7th District, Gwinnett Coun-ty, Georgia, being Lot 23, Block C of Suwanee Lakes Subdivision, Phase Two, as per plat recorded in Plat Book 56, Page 3, Gwinnett County records, said plat by PAGE 116, IN THE OFFICE OF THE SU-PERIOR COURT CLERK OF

180 Interstate N Parkway, Suite 200 Atlanta, GA 30339 404.252.6385 THIS LAW FIRM IS ACTING AS A DEBT COLL FCTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. FC20-083 950-66549 4/6,13,20,22, Notice of Sale Under Power. Country of GwinNETT. Country of GwinNETT. Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by DEBORAH A. HUGGINS AND GREGORY LEWIS HUG-CHIS the MODECACE ELEC AND GREGORY LEWIS HUG-GINS to MORTGAGE ELEC-TRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR NEW EQ-UITY FINANCIAL CORP. dated 03/09/2006, and Recorded on 03/29/2006 as Book No. 46317 and Page No. 439, GWINNETT County, Georgia records as last as 2022 Georgia records, as last as-signed to THE BANK OF NEW YORK MELLON FKA NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CER-TIFICATEHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006 6CB, MORT-GAGE PASS THROUGH CERTIFICATES, SERIES 2006 6CB (the Secured Creditor), by assignment, conveying the after de-scribed property to secure a Note of even date in the orig-inal principal amount of \$119,500.00, with interest at the rate specified therein, the rate specified therein, there will be sold by the unthere will be sold by the un-dersigned 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 May, 2022, the following described proper-ty: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 247 OF THE 5TH LAND DIS-TRICT, GWINNETT COUNTY, GEORGIA, CONTAINING GEORGIA, 1.00 ACRE. CONTAINING 1.00 ACHE, AND BEING MORE PAR-TICULARLY DESCRIBED SHOWN AND DELINEATED BY A PLAT OF SURVEY EN-TITLED, "SURVEY FOR GRE-GORY LEWIS HUGGINS", DATED TITLED, 'SURVEY FOR GRE-GORY LEWIS HUGGINS', DATED MARCH 20, 1997, PRE-PARED BY W. T. DUNAHOO AND ASSOCIATES, INC. CERTIFIED BY W. T. DUNA-HOO, GEORGIA REGIS-TERED SURVEYOR NO. 1577, AND BEING OF RECORD IN THE OFFICE OF THE CLERK OF SUPERI-OR COURT OF GWINNETT COUNTY, GEORGIA, IN PLAT BOOK 74, PAGE 180, WHICH SAID PLAT AND THE RECORDING THEREOF ARE BY REFERENCE HEREID FOR A MORE COMPLETE AND DETAILED DESCRIP-TION. BEING THE SAME PROP-ERTY CONVEYED TO GRE-GORY LEWIS HUGGINS, AN UNDIVIDED ONE HALF IN-TEREST, AND DEBORAH A. HUGGINS, AN UNDIVIDED ONE HALF INTEREST, BY DEED DATED APRIL 15, 1997 OF RECORD IN BOOK 14076, PAGE 53 AND BY AUGUST 20, 1997, OF RECORD IN BOOK 14660, PAGE 116, The debt remaining in de-fault, this sale will be made for the purpose of paying the same and all expenses of this sale, including attor-ney's fees (notice of intent to callect attractions).

TRUST 2006 6CB, MORT-GAGE PASS THROUGH CERTIFICATES, SERIES GAGE PASS CERTIFICATES CERTIFICATES. SERIES 2006 6CB as Attorney in Fact for DEBORAH A. HUGGINS HUGGINS. THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000009447871 BARRETT 00000009447871 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addi-son, Texas 75001 Tele-phone: (972) 341 5398. 4/6,13,20,27, 950-66637[′] NOTICE OF SALE Under Power State of Georgia, County of Gwinnett COUNTY OF GWINNETT By virtue of a Power of Sale contained in that certain Se-curity Deed from Kenneth Jackson to Mortgage Elec-tronic Registration Systems, Inc. as nominee for Broker Solutions, Inc. dba New American Funding, its suc-ressors and assigns dated cessors and assigns, dated October 11, 2019 and recorded on October 15, recorded on October 15, 2019 in Deed Book 56955, Page 130, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, said Security Deed having been given to secure a Note been given to secure a Note of even date, in the original principal amount of Two Hundred Thirty-Three Thou-sand and 00/100 dollars (\$233,000.00) with interest thereon as provided therein, as last transferred to **Broker Solutions, Inc.** *d/b/a* **New American Funding**, recorded in Deed Book 59624, Page 338, aforesaid records, will be sold at public outcry to be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at outb place or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first fuesday in May, 2022, all property described in said Security Deed includ-ing but not limited to the fol-puing described property ing but not limited to the fol-lowing described property: All that tract or parcel of land lying and being in Land Lot 194 of the 5th District, of Gwinnett County, Georgia, and being Lot 5, Block D of The Landing at Bay Creek, Unit I, as per plat recorded in Plat Book 102, Page 42-44 of Gwinnett County, Georgia Records, which plat is incorporated herein and made a part hereof by refermade a part hereof by refer-ence. Said property being known as 832 Creek Bottom Road according to the present system of numberpresent system of number-ing property in Gwinnett County Georgia. Said prop-erty may more commonly be known as 832 Creek Bottom Road, Loganville, GA 30052. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. installments on said loan.

dersigned. The sale will be dersigned. The safe will be subject to the following items which may affect the title: any outstanding ad val-orem taxes (including taxes which are a lien but not yet due and payable); any mat-ters which might be dis-closed by an accurate survey and inspection of the prop-erty; any assessments, liens, encumbrances, zoning ordi-nances, restrictions, and all nances, restrictions, and all other matters of record su-perior to the said Security Deed. The sale will be con-ducted subject (1) to confir-mation that the sale is not mation that the safe is four 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. MidFirst Bank, through its division Midland Mortgoage is the entity with Mortgage is the entity with authority to negotiate, amend and modify the terms of the Note and Security Deed, MidFirst Bank, the division Midland Deed. MidFirst Bank, through its division Midland through its division Midland Mortgage's address is 999 N.W. Grand Blvd., Oklahoma City, OK 73118. MidFirst Bank, through its division Midland Mortgage may be contacted by telephone at 1-800-552-3000. To the best of the undersigned's knowl-edge and belief, the party in possession of the property is believed to be Patricia Jordan-dan and Imani Jordandan and Imani Jordan-Daniels, or tenant(s). Mid-First Bank, as Transferee, Assignee, and Secured Cred-itor As attorney-in-fact for the aforesaid Grantor Campthe aforesaid Grantor Camp-bell & Brannon, LLC Attor-neys at Law Glenridge High-lands II 5565 Glenridge Con-nector, Suite 350 Atlanta, GA 30342 (770) 392-0041 22-6706 THIS LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UN-DER FEDERAL LAW. IF SO, ANY INFORMATION OB-TAINED WILL BE USED FOR THAT PURPOSE. 950-65824 950-65824 3/30,4/6,13,20,27,2022 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE Under and by virtue of the power of sale contained with that certain Security Deed dated August 7, 2015, from Jon L. Keepers to Mortgage Electronic Registration Sys-tems Inc as a nominee for American Advisors Group, recorded on August 27, 2015 in Deed Book 53780 at Page 837 Gwinnett County, Georgia records, having been last sold, assigned, transferred and conveyed to Reverse Mortgage Funding LLC by Assignment and said Security Deed having been given to secure a note dated August 7, 2015, in the amount of \$190,500.00, and said Note being in default, the undersigned will sell at public outcry during the le-gal hours of sale before the door of the courthouse of door of the courthouse of Gwinnett County, Georgia, on May 3, 2022 the follow-ing described real property (hereinafter referred to as the "Property"): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 130 OF THE 6TH DISTRICT, GWINNETT collect attorney's fees having been given). The individual

(770) 373-4242 b). Rollan Rupani For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION A-4744445 A-4744445 04/06/2022. 3/30/2022 04/13/2022 04/27/2022 04/20/2022, 950-65638 3/30,4/6,13,20,27,2022 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 Clifton D. Kildare to Mortgage Elec-tronic Registration Systems, Inc., as nominee Paramount Resid Residentia Paramount Residential Mortgage Group, Inc., dated June 15, 2020 and recorded on June 19, 2020 in Deed Book 57578, Page 74, in the Office of the Clerk of Superi-Office of the Clerk of Superi-or 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 Hundred Four Thou-sand Nine Hundred Twenty-Four and 00/100 dollars (\$204,924.00) with interest thereon as provided therein, as last transferred to Ameri-home Mortgage Company, home Mortgage Company, LLC, recorded in Deed Book 59540, Page 270, aforesaid records, will be sold at pub-lic outcry to the highest bid-der for cash before the courthouse door of Gwinnett County, Georgia, or at such place as has or may be law-fully designated as an alter-native location, within the lenative location, within the le-gal hours of sale on the first Tuesday in May, 2022, 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 4 of the 6th District, Gwinnett County, Georgia, being Lot 51, Block A, Lakeside Ridge Subdivision, Unit One, as per plat recorded in Plat Suburysion, offic Orie, as per plat recorded in Plat Book 94, Pages 15-17, and revised in Plat Book 95, Page 282, Gwinnett County Records, which said plat is incorporated herein by this reference and made a part of this description, being im-proved property. Said prop-erty may more commonly be known as 4256 Shoreside Circle, Snellville, GA 30039. The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, non-payment of the monthly in-tallmante on said hong. The stallments 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 attorney's fees (notice of intent to collect at-(notice of intent to collect at-torney's fees having been given). The individual or en-tity that has full authority to negotiate, amend and modify all terms of the loan is Cen-lar FSB, 425 Phillips Blvd, Ewing, NJ 08618. Said prop-erty will be sold on an "as-is" basis without any repre-sentation, warranty or re-course against the above-named or the undersigned. The sale will also be subject 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 SYSTEMS INC AS NOMINEE

wood Trail, Lawrenceville, GA 30043, together with all fixtures and personal property attached to and constierty attached to and consti-tuting a part of said proper-ty. To the best knowledge and belief of the under-signed, the party (or parties) in possession of the subject property is (are): Mark A Lauterman or tenant or ten-ants. Said property will be sold subject to (a) any out-standing ad valorem taxes (including taxes which are a lien, but not yet due and lier, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and in-spection of the property, and (c) all matters of record su-pariers to the Dod to Segure (c) an interest of record su-perior to the Deed to Secure Debt first set out above, in-cluding, but not limited to, assessments, liens, encum-brances, zoning ordinances, accements 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; (2) O.C.G.A. Section 9-13-172.1; and (3) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to 0.C.G.A. Section 9-13-172.1, which allows for certain prowhich allows for certain pro-cedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be prodocuments may not be pro-vided until final confirmation and audit of the status of the loan as provided in the pre-ceding paragraph. Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc. Attention: Loss Mitigation Department 3217 S. Decker Lake Drive Salt Lake City, Utah 84119 1-888-818-6032 The forego-ing notwithstanding, nothing in OC.G.A. Section 44-14-162.2 shall be construed to require the secured condition require the secured creditor to negotiate, amend or modi-fy the terms of the Deed to Secure Debt described here-in. This sale is conducted on behalf of the secured credi behail of the secured credi-tor under the power of sale granted in the aforemen-tioned security instrument, specifically being Wilming-ton Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity ut coleby ac Owner Trusta but solely as Owner Trustee of CSMC 2017-RPL1 Trust, Mortgage-Backed Notes, Se-ries 2017-RPL1 as attorney in fact for Mark A Lauterman Disbard D. Manar D. 120 In fact for Mark A Lauferman Richard B. Maner, P.C. 180 Interstate N Parkway, Suite 200 Atlanta, GA 30339 404.252.6385 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL DE LISED FOD THAT INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE FC22-073 950-66550 4/6,13,20,22, 2022 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Security Deed from DANIEL C. MALONEY, POLLY A. MAL-ONEY to MORTGAGE ELEC-TRONIC REGISTRATION

Gables, FL 33146, Telephone Number: 800-771-0299. Nothing in O.C.G.A. Section 44-14-162.2 shall be con-44-14-162.2 shall be con-strued to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. COM-MUNITY LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FKA LIABILITY COMPANY, FKA BAYVIEW LOAN SERVICING, LLC as Attorney in Fact for DANIEL C. MALONEY, POL-LY A. MALONEY THE BE-LOW LAW FIRM MAY BE LOW LAW FIRM MAY BA HELD TO BE ACTING AS 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: (877) 813-0992 Case No. BVF-19-05152-13 Ad Rum Dates 04/06/2022. Dates 04/13/2022, 04/27/2022 04/06/2022 04/20/2022, 950-65544 4/6,13,20,27, 2022 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Security Deed from ROBERT D. MCGUIRE, BETSEY L. MCGUIRE to LENDERS FIRST CHOICE NATIONWIDE FIRST CHOICE NATIONWIDE LENDING CORPORATION, A DELAWARE CORPORATION, dated September 20, 2004, recorded November 8, 2004, in Deed Book 40502, Page 190 , Gwinnett County, Georgia Records, said Secu-rity Deed having been given to secure a Note of even date in the original principal amount of Fity-Two Thou-sand and 00/100 dollars (\$\$2,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to Aviator Properties, LLC, Aviator Properties, LLC, there will be sold at public Aviator Properties, LLC, 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 Tuesday in May, 2022. 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 19 OF THE 7TH DISTRICT OF GWIN-NETT COUNTY, GEORGIA, BEING LOT 28, BLOCK 'C', PHASE THREE-B, AP-PALACHEE RIVER CLUB SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 79, PAGES 279 AND 280, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPO-RATED HEREIN BY THIS WHICH PLAT IS INCOMPOSITE RATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIP-TION. Said legal description being controlling, however the property is more com-monly known as 872 WHITE STEP CT DACIM A CA monly known as 8/2 white ASTER CT, DACULA, GA 30019. The indebtedness se-cured by said Security Deed has been and is hereby de-clared due because of default under the terms of said Security Deed. The indebt-edness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (no-tice to collect same having

property: All that tract or parcel of land lying and be-ing in Land Lot 158 of the 5th District, Gwinnett Coun-ty, Georgia, being Lot 45, Block A of Watson's Grove 076360 LOGS GROUP LLP* Atto Counselors at Berimeter Center Georgia, ty, Block A of Watson's Grove Subdivision, as per plat thereof recorded in Plat Book 107, Pages 269-271, Gwinnett County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description. Subject to all easements and restricall easements and restric-tions of record. The debt secured by said Deed to Se-cure Debt has been and is hereby declared due be-cause 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 Deed to Secure Debt. The debt remaining in de-fault, this sale will be made fault, 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 attorney?s fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as 3364 Watson Meadow Lane, Loganville, GA 30052, togeth-er with all fixtures and perer with all fixtures and per-sonal property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Ve-nese McKenzie or tenant or tenants. Said property will be sold subject to (a) any outstanding ad valorem taxoutstanding ad valorem tax-es (including taxes which are a lien, but not yet due and payable), (b) any mat-ters which might be dis-closed by an accurate survey and inspaction of the propand inspection of the prop-erty, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances assements reliens, encumbrances, zoning ordinances, easements, re-strictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code; (2) O.C.G.A. Section 9-13-172.1; and (3) final confirmation and audit of the status 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 recarding 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 pro-vided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority. to proceed 162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc. Attention: Loss Mitigation Department 3217 S. Decker Lake Drive Salt Lake City, Utah 84119 1-888-818-6032 The forego-ing notwithstanding, nothing ing notwithstanding, nothing in OC.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend or modi-fy the terms of the Deed to Secure Debt described herein. This sale is conducted on behalf of the secured credi-tor under the power of sale

Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/***CF_REFERENCE_I NITIALS*** https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR, ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-63855 3/23,30,4/6,13,20,27,2022 Notice of Sale Under Power. State of Georgia, County of GWINNETT. County of GWINNETT. Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by THOMAS W MORRIS SR. to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMI-NEE FOR SOUTHSTAR FUNDING, LLC , dated 12/23/2004, and Recorded on 01/07/2005 as Book No. 41236 and Page No. 0227, 41236 and Page No. 0227, GWINNETT County, Georgia records, as last assigned to U.S. BANK NATIONAL AS-SOCIATION, AS TRUSTEE FOR THE STRUCTURED AS-SET SECURITIES CORPORA-TION MORTGAGE PASS THROUGH CERTIFICATES 2005 S2 (the Secured Creditor), by assignment, convey-ing the after described prop-erty to secure a Note of even date in the original principal amount of \$25,400.00, with interest at the rate specified therein, there will be sold by therein, 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 May, 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 61 OF THE 5TH LAND DIS-AND BEING IN LAND LOT 61 OF THE STH LAND DIS-TRICT, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DE-SCRIBED ON A PLAT SUR-VEY FOR WILLIAM K. EVANS, PREPARED BY MORRISON J. SIMMS, GEORGIA REGISTERED LAND SURVEYOR NO 1263 MORRÍSON J. SIMMS, GEORGIA REGISTERED LAND SURVEVOR NO. 1263, DATED JUNE 30, 1992, RE-VISED JUNE 18, 1993 AND RECORDED IN PLAT BOOK 59, PAGE 223 A, GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY RE-FERRED TO AND MADE A PART OF THIS DESCRIP-TION. The debt secured by said Deed to Secure Debt said Deed to Secure Debt has been and is hereby de-clared due because of, among other possible events of default, failure to pay the indobtdance are and when indebtedness as and when due and in the manner provided in the Note and Deec to Secure Debt. Because the debt remains in default, this sale will be made for the and all expenses of this sale, as provided in the Deed to Secure Debt and by law, in-cluding attorney's fees (no-tice of intent to collect attor-ney's fees having hear div. ney s fees having been giv en) U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED AS-SET SECURITIES CORPO-RATION MORTGAGE PASS THROUGH CERTIFICATES THROUGH CERTIFICATES 2005 S2 holds the duly endorsed Note and is the cur-