FORECLOSURE

certain procedures regarding the rescission of judicial and non-judicial sales State of Georgia, the Deed Under Power and other fore closure documents may no be provided until final confirmation and audit of the sta tus of the loan as provided immediately above

Wells Fargo Bank, National Association, as Trustee for Option One Mortgage Loan Trust 2005-2, Asset-Backed Certificates, Series 2005-2 as agent and Attorney in Fact

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404)

994-7037.
1017-5387A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL DESCRIPTION TO THE WILL BE USED FOR THAT PURPOSE. 1017-5387A 950-65455 4/6 13 20 27

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Melanie Strat-man and Nicholas Stratman to Mortgage Electronic Reg-istration Systems, Inc., as grantee, as nominee for Amtrust Mortgage Corporation, its successors and assigns dated 5/8/2007 and recorded in Deed Book 47884 Page 22 Gwinnett County, Georgia records; as last transferred to or ac-quired by U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016CTT, conveying the after-described property to secure a Note in the original control of the control nal principal amount of \$95,000.00, 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 (or such other area as desig nated by Order of the Superior Court of said county), within the legal hours of sale on May 3, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: ALL THAT TRACT OR PAR

CEL OF LAND LYING AND BEING IN LAND LOT 36 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 40, BLOCK A, STATION SUBDIV SION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 14, PAGE 160, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCOR-PORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIP-

PROPERTY

3210 Grand Central Dr. Snellville, GA 30078
The debt secured by said Security Deed has been and secured by said Security Deed has been and security Deed has been and security Deed has been and security dealers of the security dealers of the sec is hereby declared due be-cause of, among other pos-sible 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 attorneys fees (notice of intent to collect attorneys fees

having been given).
Said property is commonly known as 3210 Grand Central Drive, Snellville, GA 30078 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Melanie Stratman and Nicholas Strat-

man or tenant or tenants. Rushmore Loan Manage ment Services, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the

mortgage. Rushmore Loan Management Services, LLC PO Box 52708 Irvine, CA 92619 888.504.7300

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

of the loan.
Said property will be sold subject to: (a) any outstand-ing ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the prop-erty whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and in spection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of

record superior to the Security Deed first set out above.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confir-mation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the sta-

tus of the loan as provided immediately above.

U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT as agent and Attorney in Fact for Melanie Stratman and Nicholas Strat-

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, At-Georgia 30305, (404)

12U8-3948A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 1208-3548A
950-6576 4/6 13 20 27 950-65706 4/6 13 20 27

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Tab Brooks to Mortgage Electronic Regis-tration Systems, Inc., as grantee, as nominee for New Liberty Home Loans, LLC, its successors and assigns dated 6/9/2006 and recorded in Deed Book 46618 Page 0829

FORECLOSURE

Gwinnett County, Georgia records; as last transferred to or acquired by Wilming ton Savings Fund Society FSB, not in its individual ca pacity, but solely as Owner Trustee of CSMC 2019-RPL11 Trust, conveying the after-described property to secure a Note in the original principal amount of \$156,000.00, 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 desig-nated by Order of the Supe-rior Court of said county), within the legal hours of sale on May 3, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: ALL THAT TRACT OR PAR

CEL OF LAND LYING AND BEING IN LAND LOT 90 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEOR-GWINNETT COUNTY, GEOR-GIA, BEIING LOT 3, BLOCK B, UNIT I, LEE ACRES SUB-DIVISION, ACCORDING TO PLAT RECORDED IN PLAT BOOK N, PAGE 298, GWIN-NETT COUNTY, GEORGIA RECORDS, TO WHICH PLAT REFERENCE IS MADE FOR A MORE DETAILED DESCRIP-TION.

The debt secured by said Security Deed has been and 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 as and when due and in the Note 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, a provided in the Security. as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees

having been given).
Said property is commonly known as **904 Hickory Ridge** Dr., Lilburn, GA 30047 to-gether with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Tab Brooks or tenant or ten-

Rushmore Loan Manage ment Services, LLC is the entity or individual designated who shall have full authority to possible to provide the state of the state o thority to negotiate, amend

and modify all terms of the mortgage. Rushmore Loan Management Services, LLC PO Box 52708 Irvine, CA 92619 888.504.7300

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

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the prop-erty whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordi restrictions nances,

covenants, and matters of record superior to the Secu-rity Deed first set out above.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt cy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confir mation and audit of the sta-tus of the loan as provided

immediately above. Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as Owner Trustee of CSMC 2019-RPL11 Trust as agent and Attorney in Fact for Tab Brooks Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite

Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637. 1208-3574A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1208-3574A 950-65416 4/6 13 20 27 950-65416 4/6 13 20 27 2022

NOTICE OF SALE UNDER

POWER, GWINNETT COUN-TY
Pursuant to the Power of
Sale contained in a Security
Deed given by Maria Lourdes Perez to Argent Mortgage Company, LLC dated
11/19/2004 and recorded in
Deed Book 41006 Page
0108 Gwinnett County,
Georgia records; as last
transferred to or acquired by transferred to or acquired by U.S. Bank National Associa tion, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT, conveying the afterdescribed property to secure a Note in the original principal amount of \$132,720.00, with interest at the rate specified therein, there will be sold by the universal by the dersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as desig-nated by Order of the Superior Court of said county) within the legal hours of sale on May 3, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of south greathy the fall case being the first Wednesday of said month), the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 322 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 3, BRANDON OAKS, AS SHOWN ON PLAT OF SUBJECT PROPERTY RECORDED AT PLATBOOK 55, PAGE 11, GWIN-

BOOK 55, PAGE 11, GWIN-NETT COUNTY, GEORGIA of the loan. RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIP-TION. The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible 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

FORECLOSURE

Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). Said property is commonly known as 5615 Austin Gar-ner Road, Sugar Hill, GA 30518 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Hector Perez or tenant or tenants. the rescission of judicial and non-iudicial salés in Rushmore Loan Management Services, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the

and modify all terms of the mortgage. Rushmore Loan Manage-ment Services, LLC PO Box 52708 Irvine, CA 92619 888.504.7300 Note, however, that such entity or individual is not re-quired by law to negotiate, amend or modify the terms

of the loan. Said property will be sold Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable and which may not be of record. (c) the right of

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 accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed Pur-

er of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above

LLS Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT as agent and Attorney in Fact for Maria Lourdes Perez

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637

994-7637.
1208-3606A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY IN-FORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 1208-3606A
950-66260 4/6 13 20 27
2022 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Exar J Henr-riquez Escobar to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Decision One Mortgage Company LLC its Mortgage Company, LLC, its successors and assigns dated 7/13/2005 and recorded in Deed Book 44317 Page 129 Gwinnett County, Georgia records; as last transferred to or acquired by THE BANK OF NEW YORK MELLON FKA THE BANK OF BANK OF NEW YORK MEL-LON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2005-J12 MORT-GAGE PASS-THROIIGH PASS-THROUGH 2005-J12, conveying the after-described property to secure a Note in the original principal amount of \$129,920.00, with interest at the rate specified therein, there will be sold by the understanded at public outcry to dersigned at public outcry to the highest bidder for cash hefore the Courthouse door 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 May 3, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month). the folday of said month), the following described property:
All that tract or parcel of land lying and being in Land Lots 47 and 50, 5th District,

Lots 47 and 30, 5th District, Georgia, being Lot 138, Block A, The Landings at River Park, Unit I, as shown on plat recorded in Plat Book 38, Page 176, Gwinnett County Records, which plat is incorporated properly and bergin and bear and bergin and bergi

herein and made a part hereof by reference.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failas 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 attorneys fees (notice of in-

tent to collect attorneys fees having been given).
Said property is commonly known as 2124 Crystal Lake Drive, Lawrenceville, GA 30044 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Daniel Alexander Escobar or tenant

or tenants. Shellpoint Mortgage Servicing is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

Shellpoint Mortgage Services

ing PO Box 10826 Greenville, SC 29603-0826 1-800-365-7107 Note, however, that such entity or individual is not required by law to negotiate amend or modify the terms

Said property will be sold subject to: (a) any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not yet due and payable and which may not payable and which may not be of record, (c) the right of redemption of any taxing au-thority, (d) any matters which might be disclosed by an accurate survey and in spection of the property, and (e) any assessments, liens, encumbrances, zoning ordi-

FORECLOSURE FORECLOSURE

nances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted FORECLOSURE SALE UNDER POWER GWINNETT COUNTY, subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; and (2) final confirmation and audit of the sta-PURPOSE 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 regarding Under and by virtue of the Power of Sale contained in a Security Deed given by Yvonne J. Ponder and Ricky

State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

THE BANK OF NEW YORK
MELLON FKA THE BANK OF
NEW YORK AS TRUSTEE
FOR THE CERTIFICATEHOLDERS OF THE CWALT,
INC., ALTERNATIVE LOAN
TRUST 2005-J12 MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES
2005-J12 as agent and At-CERTIFICATES, SERIES
2005-J12 as agent and Attorney in Fact for Exar J
Henriquez Escobar
Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont
Road, N.E., Suite 500, Atlanta, Georgia 30305, (404)

the

1263-2318A THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1263-2318A 950-65857 4/6 13 20 27

NOTICE OF SALE UNDER POWER, GWINNETT COUN-Pursuant to the Power of Sale contained in a Security Deed given by Joshua Jay Stewart to Mortgage Elec-tronic Registration Systems, Ironic Registration Systems, inc., as grantee, as nominee for Keller Mortgage, LLC dba Keller Mortgage, its successors and assigns dated 10/1/2019 and recorded in Deed Book 56937 Page 00613 Gwinnett County, Georgia records: as last Georgia records; as last transferred to or acquired by NewRez LLC d/b/a Shell-point Mortgage Servicing, conveying the after-described property to secure a Note in the original principal amount of \$190,950.00, 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 Court-house door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on May 3, 2022 (being the first Tuesday of said month unless said date falls on a Federal

the first Wednesday of said month), the following described property:
All that tract or parcel of land lying and being in Land Lot 69, 7th District, Gwinnett County, Georgia and being County, Georgia, and being Lot 25, Block A, of Rustic Ridge Subdivision, Unit Two, as per Plat recorded in Plat Book 34, Page 180, Gwinnett County, Georgia Records, which Plat is incor-

porated herein by reference for a more complete de-scription of said property. This conveyance is made subject to all zoning ordinances, easements and re-strictions of record affecting said bargained premises.

Map Parcel No. R7069 176

The debt secured by said
Security Deed has been and is hereby declared due because of, among other pos-sible events of default, fail-ure 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

attorneys fees (notice of in-tent to collect attorneys fees having been given). Said property is commonly known as 394 Russell Ridge Dr., Lawrenceville, GA 30043 together with all fix-tures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Estate/Heirs of Joshua Jay

Stewart or tenant or tenants.
Shellpoint Mortgage Servicing is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

of the mortgage.

Shellpoint Mortgage Servicing PO Box 10826
Greenville, SC 29603-0826
1-800-365-7107

Note, however, that such entity or individual is not required by law to negotiate.

quired by law to negotiate, amend or modify the terms Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that consti-tute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority (d) thority, (d) any matters which might be disclosed by an accurate survey and in-spection of the property, and (e) any assessments, liens, encumbrances, zoning ordi-

nances, restrictions, covenants, and matters of covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed, Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the sta-

mation and audit of the sta-tus of the loan as provided immediately above. NewRez LLC d/b/a Shell-point Mortgage Servicing as agent and Attorney in Fact for Joshua Jay Stewart Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305 (404) lanta, Georgia 30305, (404) 1263-2322A

THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1263-2322A 950-65906 4/6 13 20 27

GEORGIA
THIS IS AN ATTEMPT TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT

L. Ponder to Citifinancia Services, Inc. dated April 25, 2006 and recorded on April 26, 2006 in Deed Book 46426, Page 0421, Gwinnett County, Georgia Records, and later assigned to J.P. Morgan Mortgage Acquisition Corp. by Assignment of Security Deed recorded on August 28, 2018 in Deed Book 56099, Page 701, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Two Hundred Sixty-Five Thousand Three Hundred One And 39/100 Dollars (\$265,301.39), with interest thereon as set forth therein, there will be sold at public and later assigned to J.P.

there will be sold at public outcry to the highest bidder outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on May 3, 2022 the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 9 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEOT, GRIA, AND BEING LOT 3, BLOCK A, BROOKWOOD MEADOWS SUBDIVISION, UNIT 1, AS PER PLAT

WEADUWS SUBDIVISION, UNIT 1, AS PER PLAT RECORDED IN PLAT BOOK 68, PAGE 20, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED AND MADE A PART HEREOF BY REFERENCE. Tax ID #: R5009 263 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 de-

The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Your mortgage servicer, Rushmore Loan Management Services, LLC, as servicer for J.P. Morgan Mortgage Acquisition Corp. can be contacted at 888-504-7300 or by writing to 15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet 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, covenants, and matters of record superior to the Secu-rity Deed first set out above. To the best knowledge and

belief of the undersigned the parties in possession of the property are Yvonne J. Ponder or tenant(s); and said property is more com-monly known as 1727 Manor Brook, Snellville, GA 30078. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the ILC

mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to find confirmation and audit of the status and audit of the status of the loan with the holder of the security deed. J.P. Morgan Mortgage Acquisition Corp. as Attor-ney in Fact for Yvonne J. Ponder and Ricky L. Ponder Ponder and Ricky L. Ponder McMichael Taylor Gray, LLC 3550 Engineering Drive, Suite 260 Peachtree Cor-ners, GA 30092 404-474-7149 MTG File No.: GA2022-

950-67013

4/6,13,20,27,2022 STATE OF GEORGIA COUN-TY OF GWINNETT NOTICE OF SALE UNDER

POWER PURSUANT TO THE POWER OF SAIP CONTAINED.

Pursuant to the power of saile contained in the Security Deed executed by CARL

D. BREWER AND JAN

BREWER AND JAN

BREWER TO SUNSHINE BREWER to SUNSHINE MORTGAGE CORPORATION in the original principal amount of \$161,400.00 dat-ed December 11, 1998 and recorded in Deed Book 17382, Page 127, Gwinnett County records, said Security Deed being last transferred to LOANCARE, LLC in Deed Book 59750, Page 240, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on May 3rd, 2022, the property in said Security Deed and described as fol-

lows: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 4, 1ST BEING IN LAND LUI 4, 151
DISTRICT, GWINNETT
COUNTY, GEORGIA, BEING
LOT 2, BLOCK A, ELINBURG
SUBDIVISION, PHASE 1, AS
PER PLAT RECORDED IN
PLAT BOOK 66, PAGE 260, GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS HEREBY RE-FERRED TO AND MADE A PART OF THIS DESCRIP-

TION. Said property being known as: 3515 ELINBURG DRIVE BUFORD, GA 30519

To the best of the under-signeds knowledge, the par-ty or parties in possession of said property is/are CARL D. BREWER AND JAN BREWER or tenant(s). The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default foilure to pay the income and the control of the control o fault, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including at-

torneys fees (notice of intent

to collect attorneys fees hav-

ing been given).
Said property will be sold subject to the following: (1) 2022 subject to the following: I any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be displayed by an accurate sur-POWER closed by an accurate survey and inspection of the property; and (4) any assessments, liens, encum-WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Byung Taek Jun to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Home Point Financial Corrogation; Is sucbrances, zoning ordinances, restrictions, covenants, and matters of record superior to

the Security Deed first set out above.
Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) fi-

FORECLOSURE

nal confirmation and audit of the status of the loan with the holder of the Security The name address and

telephone number of the in-dividual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as fol-

LoanCare, LLC 3637 Sentara Way Virginia Beach, VA 23452 1-800-274-6600 Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT TEMPTING TO COLLECT A

AS A DEBI COLLECTOR A TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. LOANCARE, LLC, as Attorney-in-Fact for CARL D. BREWER AND JAN BREWER Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA

30097 Phone: 470.321.7112 Firm File No. 19-254469 -LiV 950-66914 4/6 13 20 27

2022 NOTICE OF SALE UNDER POWER GWINNETT GEORGIA. COUNTY THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT

WILL BE USED FOR THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Corey Desmond Walker to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Angel Oak Mortgage Solutions, LLC, its successors and assigns, dated March 29, 2019, recorded in Deed Book 56504, Page 218, Gwinnett County, Georgia Records, as last transferred to Angel Oak Mortgage Fund TRS by assignment recorded TRS by assignment recorded in Deed Book 58499. Page 522, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED SIXTY-NINE THOUSAND SIX HUNDRED THOUSAND SIX HUNDRED SIXTY-FIVE AND 0/100 DOLLARS (\$369,665.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawat such place as may be law fully designated as an alter-native, within the legal hours of sale on the first Tuesday in May, 2022, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

tenant or tenants and said property is more commonly known as 3035 Heather Stone Way, Lawrenceville, Georgia 30043.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. 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 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 paying bean given).

that tract or parcel of land lying and being in Land Lot 173 of the 7th District, Gwinnett County, Georgia, being Lot 14, Block A, Wil-low Bend Subdivision, Unit Two, as per plat recorded in Plat Book having been given) Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but 47, Page 232, Gwinnett 47, Page 232, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a part hereof.

MR/ca 5/3/22 not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning Our file no. 21-05349GA -

ordinances, restrictions, covenants, and matters of 950-6500 3/30 4/6 13 20 record superior to the Secu-NOTICE OF SALE UNDER rity Deed first set out above.
Angel Oak Mortgage Fund
TRS is the holder of the Se-POWER GEORGIA, COUNTY curity Deed to the pro

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT in accordance with OCGA § 44-14-162.2 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, PURPOSE.
Under and by virtue of the
Power of Sale contained in a
Security Deed given by
Serge C Mailli to Mortage

Inc., 3217 S. Decker Lake
Dr., Salt Lake City, UT
84119, 888-818-6032.
To the best knowledge and
belief of the undersigned,
the party in possession of Serge C Maill to Mortgage Electronic Registration Sys-tems, Inc., as grantee, as nominee for Nationstar Mortgage LLC d/b/a Mr. Cooper, its successors and the property is Corey Desmond Walker or a tenant or tenants and said property is more commonly known Cooper, its successors and assigns, dated March 30, 2018, recorded in Deed Book 55810, Page 212, Gwinnett County, Georgia Records, as last transferred to MidFirst Bank by assignment recorded in Deed Book 59127, Page 879, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of NINETY-FOUR THOUSAND EIGHTY-NOR THOUSAND EIGHTY-OUR AND 0/100 DOLLARS

as 1938 Austins Pointe Dr. Georgia Lawrenceville, 30043.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation firmation and audit of the status of the loan with the holder of the security deed. Angel Oak Mortgage Fund TRS

as Attorney in Fact for Corey Desmond Walker McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net **EXHIBIT A** ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT NO. 56, OF THE 7TH DISTRICT, OF GWINNETT COUNTY, GEOR-GWINNETT COUNTY, GEOR-GIA, BEING LOT NO. 2, BLOCK A, AUSTINS POINTE SUBDIVISION, F/K/A CHLOES MEADOW SUBDI-VISION, AS PER PLAT VISION, AS PER PLAT RECORDED IN PLAT BOOK

PAGES 182-183 109, PAGES 182-183, GWINNETT COUNTY, GEOR-GIA RECORDS, AS REVISED AT PLAT BOOK 110, PAGES 274-275, GWINNETT COUN-274-275, GWINNE IT COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY ADOPTED AND MADE A PART HEREOF BY REFERENCE THERETO FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY, BEING IMPROVED PROPERTY, MOW OF FOR PROPERTY NOW OR FOR-MERLY KNOWN AS 1938 AUSTINS POINTE, ACCORD-

having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including ING TO THE PRESENT SYStaxes which are a lien, but TEM OF NUMBERING GWINNETT COUNTY, GEORnot yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of covered experience to the Source of t Property address: 1938 AUSTINS POINTE DRIVE NE, LAWRENCEVILLE, GA 30043 Parcel ID #: B7056-400

MR/ca 5/3/22 Our file no. 20-03874GA – 950-66259 4/6 13 20 27

property in accordance with OCGA § 44-14-162.2. NOTICE OF SALE UNDER The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Midland Mortgage, a division of MidFirst Bank, 999 N.W. GEORGIA, GWINNETT
COUNTY
THIS IS AN ATTEMPT TO
COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT Grand Boulevard Suite 100, Oklahoma City, OK 73118-

Oklahoma City, OK 73118-6116, 800-654-4566. To the best knowledge and belief of the undersigned, the party in possession of the property is Serge C Mail-lli or a tenant or tenants and said property is more com-monly known as 2292 Lazy nancial Corporation, its successors and assigns, dated October 11, 2018, recorded in Deed Book 56216, Page Days Rd, Dacula, Georgia 30Ó19. The sale will be conducted

FORECLOSURE

FORECLOSURE

gia Records, as last trans-ferred to MidFirst Bank by

NINE

at such place as may be law-

fully designated as an alter-native, within the legal hours of sale on the first Tuesday

of sale on the first Tuesday in May, 2022, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

The debt secured by said Security Deed has been and is hereby declared due because of, among other pos-

sible events of default, fail-

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

sale will be finder 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 in-

tent to collect attorney's fees

having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including

taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments.

property, any assessments, liens, encumbrances, zoning

ordinances, restrictions, covenants, and matters of

record superior to the Secu-rity Deed first set out above. MidFirst Bank is the holder of the Security Deed to the

Grand Boulevard Suite 100, Oklahoma City, OK 73118-6116, 800-654-4566.

6116, 800-654-4566.

To the best knowledge and belief of the undersigned, the party in possession of the property is Byung Taek Jun, Estate of Byung Taek Jun and Anne Yoon Jun or a tenent or the property countries.

tenant or tenants and said

holder of the security deed.

as Attorney in Fact for Byung Taek Jun McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

www.foreclosurehotline.net

MidFirst Bank

Roswell, GA 30076

SAND

HFRF0F

subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcv Code and (2) to final concy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. MidFirst Bank as Attorney in Fact for Serge C Mailli

refred to MidFirst Bank by assignment recorded in Deed Book 58807, Page 517, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED TWENTY THOUSAND MINE HIMDRED McČalla Raymer Leibert HUNDRED Pierce LLC SAND NINE HUNDRED TWENTY-FOUR AND 0/100 DOLLARS (\$220,924.00), with interest thereon as set 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or

EXHIBIT A EXHIBIT A
The following described
property: All that tract or
parcel of land lying and being in Land Lots 99 and 100,
of the 7th District, Gwinnett of the 7th District, Gwinnett County, Georgia, being known and designated as Lot 28, Block C, Unit Two, of Meridian Hill Subdivision, as more particularly described on a plat of survey recorded at Plat Book 80, Page 65, Gwinnett County, Georgia Records. Reference to said Plat of survey and the record thereof being hereby made for a more complete legal for a more complete legal description

A.P.N.: R3001B113 MR/ca 5/3/22 Our file no. 21-05684GA -F117

950-64693 3/30 4/6 13 20 27 2022

NOTICE OF SALE UNDER POWER GFORGIA. GWINNETT COUNTY
THIS IS AN ATTEMPT TO
COLLECT A DEBT. ANY INFORMATION OBTAINED

WILL BE USED FOR THAT

PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Marian Control of the Power of Sale contained and Marian Control of the Power of Sale Control of the Juana Loredo De Hernandez to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Nationals Mortgage Mortgage 16 of Martinette. grantee, as nominee for Nationstar Mortgage LLC d/b/a Mr. Cooper, its successors and assigns, dated April 23, 2018, recorded in Deed Book 55851, Page 662, Gwinnett County, Georgia Records, as last transferred to MidFirst Bank by assignment recorded in Deed Book 59127, Page 881, Gwinnett County, Georgia Records, conveying the after-described property to secure a of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Midland Mortgage, a division of MidFirst Bank, 999 N. 100. scribed property to secure a

scribed property to secure a Note in the original principal amount of ONE HUNDRED SEVENTY-EIGHT THOU-SAND SIXTY-TWO AND 0/100 DOLLARS (\$178,062.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in May, 2022, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

The debt secured by said Security Deed has been and

Security Deed has been and is hereby declared due be-cause of, among other pos-sible 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 Deed and by law, including attorney's fees (notice of in-

tent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments. tent to collect attorney's fees

property, any assessments, liens, encumbrances, zoning ordinances, restrictions covenants, and matters GWINNETT

record superior to the Security Deed first set out above. MIDFIRST BANK is the MIDFIRST BANK IS the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to provide the property of the provides and the provi

thority to negotiate, amend, and modify all terms of the mortgage with the debtor is Midland Mortgage, a division of MidFirst Bank, 999 N.W. Grand Boulevard Suite 100, Oklahoma, City. OK. 73118. Oklahoma City, OK 73118-6116, 800-654-4566.

To the best knowledge and belief of the undersigned, the party in possession of the property is Martin Hernandez and Maria Juana Loredo De Hernandez or a tenant or tenants and said property is more commonly known as 5108 Leecroft Drive, Sugar Hill, Georgia 30518.

30518.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and provided that the sale is not prohibited. firmation and audit of the status of the loan with the holder of the security deed. MIDFIRST BANK as Attorney in Fact for

AND EIGHTY-FOUR 0/100 DOLLAS

(\$94,081.00), with interest thereon as set forth therein

there will be sold at public outcry to the highest bidder

for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative,

designated as an alternative, within the legal hours of sale on the first Tuesday in May, 2022, the following described property:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, fail-

ure 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

and all expenses 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 hear given)

record superior to the Secu-rity Deed first set out above. MidFirst Bank is the holder of the Security Deed to the

HEREOF

Martin Hernandez and Maria Juana Loredo De Hernandez McCalla Raymer Leibert

Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

The land hereinafter re-ferred to is situated in the City of SUGAR HILL, County of Gwinnett, State of GA, and is described as follows: Is described as follows: All that tract or parcel of land lying and being in Land Lots 289 and 303 of the 7th District of Gwinnett County, Georgia, being Lot 28, Block A of Westbrook Place Subdivision, as per plat recorded in Plat Book 92, Page 93, records of Gwinnett County,

Being the same property conveyed from Martin Her-nandez to Martin Hernandez and Maria Juana Laredo De Hernandez, as joint tenants with the right of survivorship by deed dated December 29, 2006 and recorded largery 2006 and recorded January 12. 2007 in Book 47470 and Page 596, of official records. APN: R7289 242

MR/ca 5/3/22 Our file no. 21-05690GA -FT17 950-64722 3/30 4/6 13 20

27 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUN-Pursuant to the Power of Sale contained in a Security

Deed given by Quintin Ram-sey to Mortgage Electronic Deed given by duntin Hamsey to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Homebridge Financial Services, Inc., its successors and assigns dated 3/11/2016 and recorded in Deed Book 54166 Page 2 Gwinnett County, Georgia records; as last transferred to or acruised transferred to of advings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust I, conveying the after-described property to secure a Note in the original principal amount of nal principal amount of \$221,904.00, with interest at rate specified therein

FORECLOSURE

dersigned 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 Supe-(or such other area as desig-nated by Order of the Supe-rior Court of said county), within the legal hours of sale on May 3, 2022 (being the off way 5, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND CEL OF LAND LYING AND BEING IN LAND LOT 298 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 35, BLOCK A OF BEING LOT 35, BLOCK A OF THE DEL MAR CLUB AT HARBINS, PHASE ONE (FKA WINDOWS ON THE CREEK & BENTLEY ESTATES), AS PER PLAT THEREOF RECORDED IN PLAT BOOK 131, PAGES 255256, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCOR-PORATED HEREIN BY REF-PORATED HEREIN BY REF

ERENCE AND MADE A PART OF THIS DESCRIPTION The debt secured by said Security Deed has been and is hereby declared due because of, among other pos-sible 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 surpress of position the page. purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of in tent to collect attorneys fees

having been given).
Said property is commonly known as 1216 Trophy Club Avenue, Dacula, GA 30019 together with all fixtures and together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Quintin Ramsey and Mina Ann Ramsey or tenant or

Carrington Mortgage Services, LLC is the entity or individual designated shall have full authority to snail have full authority to negotiate, amend and modify all terms of the mortgage. Carrington Mortgage Ser-vices, LLC 1600 South Dou-glass Road Suite 200-A Ana-

heim, CA 92806 (800) 561-4567 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan

of the loan.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that consti-tute a lien against the prop-erty whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing au-thority, (d) any matters which might be disclosed by an accurate survey and in spection of the property, and (e) any assessments, liens encumbrances, zoning ordi nances, restrictions, covenants, and matters of record superior to the Secu-rity Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation mation 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 regarding the rescission of judicial and

State of Georgia, the Deed Under Power and other fore closure documents may not be provided until final confir mation and audit of the status of the loan as provided immediately above.
Wilmington Savings Fund
Society, FSB, as trustee of Stanwich Mortgage Loan Trust I as agent and Attorney in Fact for Quintin Ramsev

non-iudicial sales

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637. 994-7637.
2191-2182A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY IN-FORMATION WILL BE USED FOR THAT PURPOSE. 2191-2182A 950-65639 04/06/2022, 04/13/2022, 04/20/2022,

04/27/2022. STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER

POWER POWER
Pursuant to the power of sale contained in the Security Deed executed by DAVID BRADBURY to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FREEDOM MORTGAGE CORPORATION MORTGAGE CORPORATION in the original principal amount of \$129,273.00 datamount of \$129,273.00 data and oncorded in Deed Book 55637, Page 236, Gwinnett Country records, said Security Deed being last transferred to FREEDOM MORT-GAGE CORPORATION, in Deed Book 59780 at Page 132 the widesigned will call 132 the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated within the legal hours of sale, on May 03, 2022, the property in said Security Deed and described as fol-

lows: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 126 OF THE 5TH DISTRICT, GWIN-METT COUNTY, GEORGIA, BEING LOT 10, BLOCK 1, ROLLING MEADOWS SUB-HOLLING MEADUWS SUB-DIVISION, UNIT THEE, AS PER PLAT RECORDED IN PLAT BOOK 83, PAGE 19 GWINNETT COUNTY, GEOR-GIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN AND MADE REFER-

ENCE HERETO
Said property being known
as: 844 LANGLEY VIEW CT

LOGANVILLE, GA 30052 To the best of the under-signeds knowledge, the par-ty or parties in possession of said property is/are DAVID BRADBURY or tenant

(s).
The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of de-fault, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including at-torneys fees (notice of intent to collect attorneys fees having been given).
Said property will be sold

subject to the following: (1) any outstanding ad valorem taxes (including taxes which