FORECLOSURE

HERETO AND MADE A PART

HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and 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, a provided in the Security. as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11

having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances restrictions, covenants, and any matters of record cluding, but not limited to, those superior to the Securi-ty Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty recourse against the above-named or the undersigned. CrossCountry Mortgage, LLC is the holder of the Security Deed to the property in accordance with OCGA §

44-14-162.2 The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: CrossCountry Mortgage, LLC, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047, 8006694268. however, that such entity is not required by law to ne

gotiate, amend or modify the terms of the loan To the best knowledge and belief of the undersigned, the party in possession of the property is Terrance
Deon Wiggins and Omolara
Theresa Wiggins or a tenant
or tenants and said property
is more commonly known
as 926 Shannon Mist Dr. Loganville, Georgia 30052. Should a conflict arise be-

tween the property address and the legal description the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the belder of the security deed holder of the security deed. CrossCountry Mortgage,

as Attorney in Fact for Terrance Deon Wiggins and Omolara Theresa Wiggins 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 192 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA, AND BEING MORE PARTICULARLY DESCRIBED AS LOT 204 OF LAUREL MIST SUBDIVISION, PHASE 2, UNIT 3, AS ON PLAT RECORDED IN PLAT BOOK 141, PAGES 260-262, GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH RECORDED PLAT IS INCOR-PORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. MR/ca 6/7/22

Our file no. 22-06653GA -950-68656 4/27 5/4 11 18 25 6/1/2022

NOTICE OF SALE UNDER GEORGIA, GWINNETT
COUNTY
THIS IS AN ATTEMPT TO
COLLECT A DEBT. ANY IN-**FORMATION** OBTAINED WILL BE USED FOR THAT

Under and by virtue of the Power of Sale contained in a Security Deed given by Eliza-beth Johnson to Mortgage Electronic Registration Sys-Electronic Registration Sys-tems, Inc., as grantee, as nominee for Fairway Inde-pendent Mortgage Corporation, its successors and as signs, dated April 21, 2016, recorded in Deed Book 54239, Page 156, Gwinnett recorded in Deed Book 54239, Page 156, Gwinnett County, Georgia Records, as Lounty, Sebriga Records, alast transferred to Lakeview Loan Servicing, LLC by assignment recorded in Deed Book 59457, Page 744, Gwinnett County, Georgia Records, conveying the affected service to service the second service to the second service the second second second service the second seco ter-described property to se-cure a Note in the original principal amount of ONE HUNDRED FORTY-SEVEN THOUSAND ONE HUNDRED EIGHTY-FOUR AND 0/100 DOLLARS (\$147,184.00), 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 lawfully 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

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 purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property will be sold

subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictic covenants, and matters record superior to the Se restrictions rity Deed first set out above. Lakeview Loan Servicing, LLC

is the holder of the Security Deed to the property in ac-cordance with OCGA § 44-14-162.2.
The entity that has full au-

thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: M&T Bank , One Fountain Plaza, Buffalo, NY 14203, 800-724-1633. To the best knowledge and

belief of the undersigned, the party in possession of the property is Elizabeth the property is Elizabeth Johnson and Estate Of Elizabeth Johnson or a tenant or tenants and said property is more commonly known as 1850 Arborwood Drive, Grayson, Georgia 30017.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. BankruptFORECLOSURE

cy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed Lakeview Loan Servicing

as Attorney in Fact for Elizabeth Johnson McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 70, of the 5th District, of Gwinnett County, Georgia, being Lot No 21, Block A, The Arbors at Crestview Subdivision, Unit One, as per plat recorded in Plat Book 86, pages 18-19, Gwin-nett County, Georgia records, which plat is hereby adopted and made a part hereof by reference thereto for a more complete de-scription of said property. Said property being im-proved property now or for-merly known as 1850 Arbor-wood Drive, according to the present system of numbering in Gwinnett County, Georgia MR/ca 5/3/22

Our file no. 22-06826GA -950-65239 3/30 4 6 13 20

NOTICE OF SALE UNDER POWER GEORGIA, 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 Lin-coln Phillips and Delilah Phillips to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nominee for Quicken Loans, Inc., its successors and assigns, dat successors and assigns, dat-ed October 8, 2019, record-ed in Deed Book 56969, Page 814, Gwinnett County, Georgia Records, as last transferred to Rocket Morttransferred to Hocket Mortgage, LLC fi/ka Quicken Loans, LLC by assignment recorded in Deed Book 59385, Page 475, Gwinnett County, Georgia Records, conveying the after-deconveying in a later-de-scribed property to secure a Note in the original principal amount of TWO HUNDRED ELEVEN THOUSAND SEVEN HUNDRED FIFTY AND 0/100 DOLLARS (\$211,750.00), 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 law fully designated as an alternative, within the legal hours of sale on the first Tuesday in May, 2022, the following described assets.

described property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A PART 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 MORTGAGE, LLC
as Attorney in Fact for
Juan Espinoza and Deyerif 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

ad valorem taxes (including ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. is the holder of the Security Deed to the property in accor-dance with OCGA § 44-14-

subject to any outstanding

The entity that has full authe entity trial rais full ad-thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Rocket Mortgage, LLC, 1050 Woodward Avenue, Detroit, MI 48226, 734-805-7125.

To the best knowledge and belief of the undersigned, the party in possession of the property is Lincoln Phillips and Delilah Phillips or a tenant or tenants and said property is more com-monly known as 3118 Tus-can Ridge Ct, Snellville, Georgia 30039. The sale will be conducted

subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of status of the loan with the holder of the security deed Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. as Attorney in Fact for
Lincoln Phillips and Delilah

McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076

www.foreclosurehotline.net Tax Id Number(s): R6032 EXHIBIT A

Land situated in the County of Gwinnett in the State of ALL THAT TRACT OR PAR-

ALL HAI HACL OR PACE
CEL OF LAND LYING AND
BEING IN LAND LOT 32 OF
THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA,
BEING LOT 29, BLOCK A,
TUSCAN RIDGE SUBDIVI-SION, AS PER PLAT RECORDED IN PLAT BOOK 126, PAGES 271-274, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED AND MADE A PART HEREOF BY REFERENCE. Commonly known as: 3118

Tuscan Ridge Ct, Snellville, GA 30039-4796 THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFI-CATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PUR-

win/cd 5/3/22 Our file no. 22-07051GA -FT1 950-66445 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 Security Deed given by Juan Espinoza and Deyerif Molina to Mortgage Electronic Reg-istration Systems, Inc., as grantee, as nominee for United Wholesale Mortgage, its successors and assigns, dated December 13, 2019, recorded in Deed Book 57129, Page 269, Gwinnett County, Georgia Records, as last transferred to UNITED WHOLESALE MORTGAGE, LLC by assignment to be recorded in the Office of the Clerk of Superior Court of

FORECLOSURE

Gwinnett County, Georgia Records, conveying the afrecords, conveying the al-ter-described property to se-cure a Note in the original principal amount of TWO HUNDRED SIX THOUSAND ONE HUNDRED NINETY-SIX AND 0/100 DOLLARS (\$206,196.00), 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 lace as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in June, 2022, the following described accounts of the same than the same than

scribed property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF HEREOF
The debt secured by said
Security Deed has been and
is hereby declared due because of, among other possible events of default, failure to pay the indebtedness
as and when due and in the
manner provided in the Note
and Security Deed. The debt 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 pursuant to 0.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but

taxes which are a lien, bu not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inan actuate survey and in spection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, these survivers to the Securithose superior to the Securi tnose superior to the Securiy Deed first set out above.
Said property will be sold on
an "as-is" basis without any
representation, warranty or
recourse against the abovenamed or the undersigned.
UNITED WHOLESALE
WORTCOOF HOLESALE UNITED WHOLESALE MORTGAGE, LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full au-The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Nationstar Mortgage, LLC d/b/a Mr. Cooper, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432. Note, however, that such entity is not required by law to neontiate, amend or modification. to negotiate, amend or modi-

fy the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is large. the property is Juan Es-pinoza and Deyerif Molina or a tenant or tenants and said property is more commonly known as 420 Lockridge Ln, Lawrenceville, Georgia 30046. Should a conflict arise between the property address and the legal description the legal description will control.

The sale will be conducted which (1) to confirmation

subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupted under the U.S. Bankrupt-cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. UNITED WHOLESALE

McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

1544 Uld Alabama Hoad Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A ALL THAT TRACT OR PAR-CEL OF LAND LYING AND CEL OF LAND LYING AND
BEING IN LAND LOT 140 OF
THE 5TH DISTRICT OF
GWINNETT COUNTY, GEORGIA, BEING LOT 17, BLOCK
D, LOCKRIDGE ESTATES,
SECTION NO. 5, AS PER
PLAT RECORDED IN PLAT BOOK K PAGE 207 GWIN-NETT COUNTY RECORDS, WHICH PLAT IS INCORPO-RATED HEREIN AND MADE A PART HEREOF BY REFER-ENCE

MR/meh 6/7/22 Our file no. 22-07218GA -950-68640 4/27 5/4 11 18 25 6/1/2022

NOTICE OF SALE UNDER GEORGIA. GWINNETT COUNTY

COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Richard L Winstead and Cheryl C Felder to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Cardinal Financial Company, Limited Partnership, its successors and assigns, dated August 28 assigns, dated August 28, 2020, recorded in Deed Book 57821, Page 153, Gwinnett County, Georgia Records, as last transferred to Cardinal Financial Company Limited Partnership, by ny. Limited Partnership by assignment to be recorded in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a scribed property to secure a Note in the original principal amount of TWO HUNDRED EIGHTY-FOUR THOUSAND SEVEN HUNDRED FORTY-SEVEN AND 0/100 DOL-LARS (\$284,747.00), 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 Country, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in June, 2022, the following described property: scribed property: SEE EXHIBIT A ATTACHED

HERETO AND MADE A PART HEREOF 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 Deed and by law including Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).
Said property will be sold subject to any outstanding

ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Securi those superior to the securi-ty Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. Cardinal Financial CompaFORECLOSURE

ny, Limited Partnership is the holder of the Security Deed to the property in ac-cordance 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: Cardinal Financial Company, Limited Partnership, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047, 8006694268.

Note, however, that such entity is not required by law to negotiate, amend or modito negotiate, amend or modi-fy the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is Richard L Winstead and Cheryl C Felder or a tenant or tenants and said property is more commonly known as 1714 Lake Heights Circle, Dacu-la, Georgia 30019. Should a conflict arise between the property address and the le-gal description will control.

scription will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the belder of the court in deel holder of the security deed Cardinal Financial Compa

as Attorney in Fact for Richard L Winstead and Cheryl C Felder McCalla Raymer Leibert 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

KNOWN AS: 1714 Lake Heights Circle, Dacula, GA 30019 TAX PARCEL ID/AP: R3001

COMMONLY

All that tract or parcel of land lying and being in Land Lot 1 of the 3rd District, Duncan's GMD 1749, Gwinnett County, Georgia, being Lot 64, Block J. High Point Phase Two, Hamilton Mill -A Home Town (Phase 4), ac-cording to plat of survey recorded in Plat Rook 72, Page 222, Gwinnett County, Georgia Records, which plat and the record thereof are incorporated herein by reference thereto.
Parcel ID: R3001-304

Commonly Known As: 1714 Lake Heights Circle, Dacula, Georgia 30019 MR/ca 6/7/22 win/ca 6/7/22 Our file no. 22-07226GA -FT18

950-68659 4/27 5/4 11 18 25 6/1/2022 NOTICE OF SALE UNDER POWER

GEORGIA, 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

Power of Sale contained in a Security Deed given by Freddy Martinez to Mortgage Electronic Registration Systems, Inc., as nominee for Taylor, Bean & Whitaker Mortgage Corp., its successors and assigns, dated November 17, 2006, recorded in Deed Book 47435, Page 622, Gwinnett County, Georgia Records, as last transferred to Carrington Mortgage Services, LLC by assignment recorded in assignment recorded assignment recorded in Deed Book 53563, Page 719, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FIFTY-THREE THOUSAND FIVE HUNDRED EIGHTY-NINE AND 0/100 DOLLARS (\$153,589.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash be-fore the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alter tuly designated as an atter-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
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees

having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Carrington Mortgage Services, LLC is the holder of the Security Deed to the property in accordance with OGGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Carrington Mortgage Services.

Carrington Mortgage Services, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806, 800-561-4567.

To the best knowledge and belief of the undersigned, the party in possession of the property is Freddy Mar-tinez and Juan Francisco Almendarez or a tenant or tenants and said property is more commonly known as 2181 Hollywood Dr, Lawrenceville, Georgia 20044

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the bedder of the court in the court holder of the security deed.
Carrington Mortgage Services, LLC
as Attorney in Fact for
Freddy Martinez
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road holder of the security deed

Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A All that tract or parcel of

land lying and being in Land Lot 48 of the 5th District of Gwinnett County, Georgia, being Lot 3, Block E, The Moorings at River Park, Unit One, as per plat recorded in Plat Book 54, Page 13, Gwinnett County records, which plat is incorporated herein by this reference and made a part hereof for a more complete description. MR/ca 5/3/22 Our file no. 5361910 - FT17 950-66453 4/6 13 20 27 2022 FORECLOSURE

NOTICE OF SALE UNDER GWINNETT GEORGIA. 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 Mark H. Dees to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nominee for America's Wholesale Lender, its successors and assigns, dated September 7, 2005, recorded in Deed assigns, dated September 7, 2005, recorded in Deed Book 44419, Page 89, Gwinnett County, Georgia Records, as last transferred to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEFOR THE CWALT INC. ALTERNATIVE LOAN TRUST 2005-51, MORTGAGE PASS THROIGH CERTIFICATES THROUGH CERTIFICATES, SERIES 2005-51 by assignment recorded in Deed Book 50904, Page 692, Gwinnett County, Georgia Records, conveying the after-de-

country, deorgia Records, conveying the after-described property to secure a Note in the original principal amount of SIX HUNDRED FIFTY THOUSAND AND 0/100 DOLLARS (\$650,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in May, 2022, the following de-

scribed property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A
PART HEREOF The debt secured by said Security Deed has been and security Deed nas 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

as provided in the Security Deed and by law, including attorney's fees (notice of intent 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. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CWALT INC., AL-TERNATIVE LOAN TRUST 2005-51, MORTGAGE PASS

THROUGH CERTIFICATES, SERIES 2005-51 is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority the constitute of the property of the prope the entity that has that and that that that that that that the thority to negotiate, amend, and modify all terms of the mortgage with the debtor is. Shellpoint Mortgage Servicing, 55 Beattle Place, Suite 110, Greenville, SC 29601, (200) 285-7107.

(800) 365-7107.
To the best knowledge and belief of the undersigned, the party in possession of the property is Mark H. Dees, Joseph Benjamin Taplin, Claire Dees, Cecil Wade, S Woods, as Trustee of the Belmore Intervivos Ir-revocable RBD Trust, B Taplin, as Trustee of the Bel-more Intervivos Irrevocable JCD Trust, M Tucker, as Trustee of the Belmore Inter-vivos Irrevocable DBD Trust, B. Taplin, A. Cook and J. Elrod, Trustee of the Delaware MB5 Trust or a tenant or tenants and said property is more commonly known as 5167 Belmore Ct, Suwanee, Georgia 30024.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the belder of the prowiting the confirmation and such that the control of the loan with the holder of the security deed. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CWALT INC., AL-TERNATIVE LOAN TRUST 2005-51, MORTGAGE PASS THROUGH CERTIFICATES,

SERIES 2005-51 as Attorney in Fact for Mark H. Dees McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A ALL THAT TRACT OR PAR-ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 309 OF
THE 7th DISTRICT, OF
GWINNETT COUNTY, GEORGIA, BEING KNOWN AS LOT
19, BLOCK A OF BELMORE
ESTATES SUBDIVISION, AS
PER PLAT RECORDED AT
PLAT BOOK 77, PAGE 79,
GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT
BEING INCORPORATED
HEREIN AND MADE A PART
HEREOF BY REFERENCE

HEREOF BY REFERENCE
FOR A MORE COMPLETE
DESCRIPTION OF CAPTIONED PROPERTY; BEING
IMPROVED PROPERTY
KNOWN AS 5167 BELMORE
COURT, SUWANEE, GEOR-GIA 30024, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN SAID COUNTY. MR/meh 5/3/22

Our file no. 5832320 -950-65575 4/6 13 20 27 2022 NOTICE OF SALE UNDER

POWER

POWER
GEORGIA, 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 Midgladis J Greco to Mort-gage Electronic Registration Systems, Inc., as grantee, as nominee for NetBank, its nominee for NetBank, its successors and assigns, dated April 5, 2005, recorded in Deed Book 42742, Page 37, Gwinnett County, Georgia Records, as last transferred to THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-IM1 by assignment recorded in Deed Book 56407, Page 19, Gwinnett County, Georgan April 5, 2005-IM1 by Comment County, Georgan Page 19, Gwinnett County, Gwinnett Co 19, Gwinnett County, Geor-gia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWENTY-NINE THOUSAND SIX HUNDRED AND 0/100 DOLLARS (\$129,600.00), with interest thereon as set forth therein,

there will be sold at public outcry to the highest bidder for cash before the court-

FORECLOSURE

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

liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF THE CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-IM1 is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend,

thority to negotiate, amend, and modify all terms of the and finding all terms of the mortgage with the debtor is Shellpoint Mortgage Servic-ing, 55 Beattie Place, Suite 110, Greenville, SC 29601, (800) 365-7107.

(800) 365-7107.

To the best knowledge and belief of the undersigned, the party in possession of the property is Midgladis J Greco or a tenant or tenants and said property is more commonly known as 2450

Walnut Grave Way 2450 Walnut Grove Way, Suwa-nee, Georgia 30024.

The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-

cy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK,AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF THE CWABS, INC., ASSET-BACKED CER-TIFICATES, SERIES 2005-IM1

as Attorney in Fact for Midgladis J Greco McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net

EXHIBIT A All that tract or parcel of land lying and being in Land Lot 108 of the 7th District, Gwinnett County, Georgia, being Lot 32, Block A, Walnut Grove Park Subdivision, according to plat recorded in Plat Book 64, Page 183, Gwinnett County, Georgia Records, which plat is here-by referred to and made a by referred to and made a part of this description; being improved property known as 2450 Walnut Grove Way, according to the present system of number-ing property in said county. Tax ID 17108 092

MR/ca 5/3/22 Our file no. 5840607 FT18 950-66621 4/6 13 20 27 2022

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

By virtue of a Power of Sale curity Deed from YASMEEN

B ABDALLAH to MORTGAGE ELECTRONIC REGISTRA-TION SYSTEMS INC. AS TION SYSTEMS NC. AS GRANTER, AS NOMINEE FOR BANK OF AMERICA, N.A., dated July 16, 2010, recorded July 27, 2010, in Deed Book 50182, Page 0340, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of original principal amount of One Hundred Twenty-Four Thousand Three Hundred Twenty-Five and 00/100 dol-lars (\$124,325.00), with interest thereon as provided for therein, said Security Deed baying been last cold for therein, said Security Deed having been last sold, assigned and transferred to WII MINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F, 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 June, 2022. first Tuesday in June, 2022, all property described in sale Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 244 AND 245 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 5, BLOCK A, ALCOVY RESERVE, UNIT 1, PHASE 1, AS PER PLAT RECORDED IN PLAT BOOK 73, PAGE 266, GWINNETT RECORDED IN PLAI BOOK 73, PAGE 266, GWINNETT COUNTY RECORDS, SAID PLAT BEING INCORPORAT-ED HEREIN BY REFERENCE THERETO. Said legal de-scription being controlling, however the property is more commonly known as more commonly known as 640 ALCOVY WOODS DR, LAWRENCEVILLE, GA 30045. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness re-

maining in default, this sale will be made for the purpose will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against warranty or recourse against the above-named or the un-dersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by ar inspection of the property all zoning ordinances; as-sessments; liens; encum-brances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is YASMEEN B ABDALLAH, or

tenants(s). The sale will be conducted subject (1) to

FORECLOSURE

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 entity having full authority to negotiate, amend or modify all terms amend or modify all terms of the loan (although not required by law to do so) is: Carrington Mortgage Services, LLC, Loss Mitigation Dept., 1600 South Douglass Road, Suite 200A, Anaheim, CA 92806, Telephone Number: 800-561-4567. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to negotiate, amend, or modify negotiate, amend, or modify negotiate, amend, or modify the terms of the mortgage instrument. WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STAN-WICH MORTGAGE LOAN TRUST F as Attorney in Fact for YASMEEN B ABDALLAH for YASMEEN B ABDALLAH
THE BELOW LAW FIRM
MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL
LAW. IF SO, ANY INFORMATION OBTAINED WILL
BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon
Ridge Place, Suite 100,
Peachtree Corners, GA
30071 Telephone Number:
(877) 813-0992 Case No.
CMIS-22-01662-1 Ad Run
Dates 04/20/2022,
05/11/2022, 05/18/2022,
05/25/2022, 06/01/2022
950-68146 950-68146 4/20,27,5/4,5/11,18,25,6/1,2

NOTICE OF SALE UNDER POWER

GEORGIA. GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Se-CURITY DEED TITUE DE CURITY DE CURITY DE CURITY DE COMMONTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOM-INC. AS GRANTEE, AS NOMINEE FOR SUNTRUST
MORTGAGE, INC. , dated
May 18, 2012, recorded May
25, 2012, in Deed Book
51386, Page 74, Gwinnett
County, Georgia Records,
said Security Deed having
been given to secure a Note
of even date in the original
principal amount of One
Hundred Thirty-Four Thousand and 00/100 dollars
(\$134,000.00), with interest
thereon as provided for
therein, said Security Deed
having been last sold, assigned and transferred to US
Bank Trust National Associ-Bank Trust National Associ ation, Not In Its Individual Capacity But Solely As Own-er Trustee For VRMTG Asset **Trust,** 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 includ-ing but not limited to the foling but not limited to the following described property. ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 206 OF THE 5TH DISTRICT, OF GWINNETT COUNTY, GEORGIA, AND BEING LOT 82, BLOCK A OF ASHLAND PARK, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 89, PACE 118 OF GWINNETT COUNTY, GEORGIA RECORDS. WHICH GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Said legal description behaviors the

controlling, however the property is more commonly known as 186 ASHLAND CREEK COURT, LAWRENCEVILLE, GA LAWRENCEVILLE, GA 30045. The indebtedness se-cured by said Security Deed has been and is hereby de-clared due because of de-fault under the terms of said Security Deed. The indebtedness remaining in default. this sale will be made for the purpose of paying the same, all expenses of the sale, in-cluding attorneys' fees (notice to collect same having been given) and all other payments provided for un-der the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property

and acturate survey in by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is SENADA AVDIC, SENAD AVDIC, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holdtus of the loan with the hold-er of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (al all terms of the loan (al-though not required by law to do so) is: Fay Servicing, LLC, Loss Mitigation Dept., 425 S. Financial Place, Suite 2000, Chicago, IL 60605, Telephone Number: 800-495-7166. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify negotiate, amend, or modify the terms of the mortgage instrument. US BANK instrument. US BANK
TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE
FOR VRMTG ASSET TRUST FOR VRMTG ASSET TRUST as Attorney in Fact for SENADA AVDIC, SENAD AVDIC, SENAD AVDIC THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. FAY-22-00376-1 Ad Run Dates 04/06/2022, 04/13/2022, 04/20/2022, 04/20/2022, Dates 04/06/2022, 04/13/2022, 04/20/2022, 950-63406 4/6,13,20,27,2022

STATE OF GEORGIA

COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Because of a default in the payment of the indebtedness

payment of the indeptendent secured by that certain Security Deed, dated May 29, 2008, executed by Thony Beaubrun to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for Taylor, Bean & Whitaker Mortgage Corp., recorded in Deed Book 48962, Page 111, Gwinnett County, Georgia Deed Records, and securing a FORECLOSURE

Note in the original principal amount of \$228,000.00, said Security Deed last having been assigned to **ARVEST**

CENTRAL MORTGAGE COM-

tire amount of said indebted-

ness evidenced by the Note immediately due and

FORECLOSURE

belief of the undersigned the owner and party in pos-

ants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S.

Bankruptcy Code and (2) to

final confirmation and audit

session of the

AUBYN BERTRAM.

the property BERTRAM.

immediately due and payable and, pursuant to the power of sale contained in said Security Deed, will, on the first Tuesday in May, 2022 to-wit: May 3, 2022, during the legal business of of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms during the legal hours of sale, before the Gwinnett County Courthouse door, sell at public outcry to the of the loan (although not required by law to do so) is:
Carrington Mortgage Services, LLC, Loss Mitigation
Dept., 1600 South Douglass highest bidder for cash, the following described real property: ALL THAT TRACT property. ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 125 of the 5th District of GWIN-NETT County, Georgia, being Lot 47, of LANGLEY FARMS, Phase One as per plat recorded in Plat Book 119, Page 188-189, GWINNEIT County, Georgia records, which plat is incornorated Road Suite 200A Anaheim CA 92806, Telephone Number: 800-561-4567. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. WILMINGTON the terms of the mortgage instrument. WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STAN-WICH MORTGAGE LOAN TRUST I as Attorney in Fact for DALE A BERTRAM, ST AUBYN BERTRAM THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT Page 188-189, Gwilliam County, Georgia records, which plat is incorporated forein and made a part here—The aforeherein and made a part here-of by reference. The afore-described real property is also known as 740 Langley Farms Dr, Loganville, GA 30052, according to the present system of numberina houses in Gwinnett County, Georgia. This sale will be confirmation that the sale INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Co Rubin Lublin, LLC, Avalon Ridge Place, is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit as to the amount and status of ? the loan with the holder of the Security Deed, including but not limited to, determine the hole. 100 Peachtree Corners GA 30071 Telephone Number (877) 813-0992 Case No. 877) 813-0992 Case No. CMS-22-00974-1 Ad Run Dates 03/16/2022, 04/06/2022, 04/27/2022 a determination that the borrower has not reinstated the loan prior to the foreclosure sale. The name, address and 950-64814 3/16,4/6,13,20,27,2022 telephone number of the in-STATE OF GEORGIA dividual or entity with full authority to negotiate, COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER authority to negotiate, amend and modify all terms of the Note and Security Deed is Arvest Central Mortgage Company, Attn: Homeowner's Assistance Department 801 John Barrow Because of a default under the terms of the Security Deed executed by Robert O.

Bowns and Eva M. Bowns to Road, Suite 1, Little Rock, AR 72205. The telephone number is 1-800-366-2132, Option 1, ext. 5609. Said real Mortgage Electronic Registration Systems, Inc. as nominee for Quicken Loans Inc. dated July 16, 2019, and recorded in Deed Book 56769, Page 480, Gwinnett County Records, said Secuproperty will be sold subject property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an activate areas and increased and and the sold and the s rity Deed having been las sold, assigned, transferred and conveyed to Quicken Loans Inc. securing a Note in the original principal amount of \$204,110.00, the curate survey and inspection of the real property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and holder thereof pursuant to said Deed and Note thereby matters of record superior to the Security Deed first set out above. To the extent that said real property is com-prised of more than one par-cel, said real property will be sold in one or more parcels and in such order as the holder of the Security Deed may determine. Upon infor-mation and belief, said real property is presently in the possession or control of THONY BEAUBRUN and the proceeds of said sale will be applied to the payment of said indebtedness and all the expenses of said sale, cluding attorney's fees, all as provided in said Security provided in said security
Deed and the excess proceeds, if any, will be distributed as provided by law.
ARVEST CENTRAL MORTGAGE COMPANY as Attor-

secured has declared the en tire amount of said indebted ness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday May 3, 2022, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING
IN LAND LOT 24 OF THE
7TH DISTRICT, GWINNETT
COUNTY, GEORGIA BEING
LOT 76, BLOCK A, FOUN-TAIN GLEN SUBDIVISION,
UNIT ONE AS PER PLAT
RECORDED. IN PLAT BOOK
64, PAGE 11, GWINNETT
COUNTY, GEORGIA
RECORDS, WHICH PLAT IS
WOODDOON ATTEN BY DEFEED. INCORPORATED BY REFER-ENCE HEREIN. Said property is known as 1071 Fountain GAGE CUMPANY AS ARTORney-in-Fact for THONY
BEAUBRUN Ellis, Painter,
Ratterree & Adams LLP 7 E
Congress St., 2nd Floor Savannah, Georgia 31401
(912) 233-9700 THIS LAW
FIRM MAY BE ATTEMPTING Glen Dr. Lawrenceville, GA

TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

950-66439 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 Se-

contained in that certain Security Deed from DALE ABERTRAM, ST AUBYN BERTRAM to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR PINE STATE MORTGAGE CORPORATION, dated May 24, 2002, recorded June 5, 2002, in Deed Book 27582, 200

Page 0063 , Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of

even date in the original principal amount of One principal amount of One Hundred Forty-Seven Thou-sand Five Hundred Fifty and

00/100 dollars (\$147,550.00), with interest

ling, however the property is more commonly known as

945 BURNING BUSH DRIVE, LOGANVILLE, GA 30052. The indebtedness secured

by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness re-

maining in default, this sale

will be made for the purpose

of paying the same, all ex-penses of the sale, including attorneys' fees (notice to collect same having been

given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation.

sold on an "as-is" basis without any representation,

warranty or recourse against

the above-named or the un-

dersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad val-

orem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by

an accurate survey or by an

inspection of the property:

all zoning ordinances; as-sessments; liens; encum-brances; restrictions; covenants, and any other

matters of record superior to

said Security Deed. To the best of the knowledge and

30043, together with all fix-tures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority of any taxing authority. thority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restric tions, covenants, and mat tions, covenants, and mat-ters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Eva M Bowns, Robert O Bowns and The Representative of the Estate of Robert O Bowns, successor in interest

(\$147,350.00), with lineless thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to WILMINGTON SAVINGS FUND SOCIETY, FSB, AS or tenant(s). Rocket Mort-gage, LLC f/k/a Quicken Loans Inc. as Attorney-in-Fact for Robert O. Bowns and Eva M. Bowns File no. TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I, there will be sold at public outcry to the highest bidder for cash at the Gwinnett 22-078467 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 GROUP LLP ALTONIEVS and Counselors at Law 211
Perimeter Center Parkway,
N.E., Suite 300 Atlanta, GA
30346 (770) 220-2535/scd
https://www.logs.com/ *THE
LAW FIRM IS ACTING AS A 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 not limited to the following described property: ALL THAT TRACT OR PARCEL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 95 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, BEING KNOWN AND DESIGNATED AS LOT 11, BLOCK B, OF FIRETHORN SUBDIVISION, UNIT 2, AS PER PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 54, PAGE 138, GWIN-DEBT COLLECTOR, ANY IN-WILL BE USED FOR THAT 950-64821 3/23,30,4/6,13,20,27,2022 NOTICE OF SALE UNDER POWER GEORGIA,
GWINNETT COUNTY
By virtue of a Power of Sale
contained in that certain Security Deed from RINAGAYE
A BRUNETTI, RACHEL
SCHARLOO to MORTGAGE
ELECTRONIC REGISTRATION SYSTFMS IMC AC GEORGIA. VISION RECOMPED IN PLAN BOOK 54, PAGE 138, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF, Said legal description, being control. ELECTRONIC REGISTRA-TION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR description being control-

QUICKEN LOANS INC. dated May 10, 2016, recorded May 24, 2016, in Deed Book 54307, Page 0118, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Six Thousand Three Hundred Eighty-Five 00/100 and 00/100 dollars (\$106,385.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc., 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 LOT 91 OF THE STH DISTRICT OF GWIN-NETT COUNTY, GEORGIA, BEING LOT 120, HAYNES CROSSING SUBDIVISION, CROSSING SUBDIVISION, UNIT 1. FORMERLY KNOWN AS GRAYSON TRACT A, AS PER PLAT RECORDED IN PLAT BOOK 83, PAGE 210, RECORDS, WHICH PLAT INCORPORATED HERI