FORECLOSURE

or parcel of land lying and being in Land Lot 106 of the 5th District of Gwinnett County, Georgia, being Lot 2 Block C, Knollwood Lakes Subdivision, Unit I, Phase C, as per plat recorded inPlat book 86, Page 123, and as revised in Plat Book 90, revised in Plat Book 90 Page 12, Gwinnett County Georgia Records, which pla is incorporated herein and made a part hereof by refer-ence.Said property may more commonly be known

as 1412 Dayspring Trace, Lawrenceville, GA 30045. The debt secured by said Security Deed has been and is hereby declared due because of, amongother possible events of possible events of de-fault, non-payment of the monthly installments on said loan. The deb-tremaining in default, this sale will be made for the purpose of paying the same and all expenses of thissale, including attorneys fees (no-tice of intent to collect attorneys fees having beer given). Case #: 22-004352-1 The individual or entity that has full authority to negotinas full authority to negoti-ate, amend and modify all terms of theloan is New Residential Mortgage Loan Trust 2020-1, 8950 Cypress Waters Blvd., Dallas, TX 75019. Said property will be sold on an as-is basis without any representation, warranty or recourseagainst the above-named or the undersigned. The sale will also be subject to the following items whichmay affect the ti-tle: a) zoning ordinances; b) matters which would be dis closed by an accurate surveyor by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) theright of redemption of any taxing authority; f) all outstanding bills for public utilities which constituteliens unines which constitutions upon said property; go all restrictive covenants, easements, rights-of-way and any other matters ofrecord superior to said Security Deed. To the best of the postudent and built of the

Sr.Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahas-see, FL 32312; (850) 422-2520Ad Run Dates 07/97/9065 2520Ad Run Dates: 07/27/2022; 08/03/2022; 08/17/22;08/24/22; 08/31/22

knowledge and belief of the

undersigned, theowners and party in possession of the property are Gladys S. Van-desande and Steven W. Van-

desande Ailu Severi W. Valledesande, Sr. and or tenant (s). The sale will be conducted subject to 1) confirmation that the sale is not prohibitedunder the U.S. Bankruptcy code and 2) final confirmation will be sale with the conductivity of the co

tion and audit of the status

of the loan with theholder of

dential Mortgage Loan Trust 2020-1as Attorney-in-Fact forGladys S. Vandesande and Steven W. Vandesande,

the Security Deed.New Resi

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Pursuant to the power of sale contained in the Security Deed executed by JERRY BROOKS AND STEPHANIE BROOKS to MORTGAGE ELECTRONIC REGISTRA-TION SYSTEMS, INC. ACT-ING SOLELY AS NOMINEE FOR SOUTHPOINT FINAN-CIAL SERVICES. INC in the original principal amount of \$232,425.00 dated May 30, 2015 and recorded in Deed Book 53609, Page 0574, Gwinnett County records, said Security Deed being last transferred to LAKEVIEW LOAN SERVICING, LLC in Deed Book 55580, Page 793, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the

within the legal hours of sale, on September 06, 2022, the property in said Security Deed and described as follows: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 167 OF BEING IN LAND LUT 167 OF THE 7TH DISTRICT, OF GWINNETT COUNTY, GEOR-GIA AND BEING LOT 8, BLOCK B, OF MILL CREEK SUBDIVISION, AS PER PLAT

County, or at such other place as lawfully designated,

RECORDED IN PLAT BOOK 34, PAGE 266, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE

SUWANEE, GA 30024 To the best of the undersigneds knowledge, the par-

syntos kilokology, in parties in possession of said property is/are JER-RY BROOKS AND STEPHANIE BROOKS or ten-The debt secured by said

Security Deed has been and is hereby declared due and payable because of, among attachment of declared the security of declared the security of declared the security of the s other possible events of de fault, failure to pay the in-debtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorneys fees (notice of intent to collect alterneys fees hav-

ing been given). Said property will be sold said property will be solve subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be dis closed by an accurate survey and inspection of the prop-erty; and (4) any assessments, liens, encumbrances, zoning ordinances, restriccovenants, 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 nal confirmation and audit of the status of the loan with the holder of the Security

The name address and full authority to negotiate,

amend, and modify all terms of the mortgage is as fol-

lows: LoanCare, LLC LoanCare, LLC 3637 Sentara Way Virginia Beach, VA 23452 Phone: 1-800-274-6600 Note that pursuant to 0.C.G.A. § 44-14-162.2, the above individual or entity in not required by law to nego-tiate, amend, or modify the terms of the mortrage

terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. LAKEVIEW LOAN SERVIC-ING, LLC.

FORECLOSURE

as Attorney-in-Fact for JERRY BROOKS AND STEPHANIE BROOKS Anschutz. Robertson. Schneid, Crane & Partners,

10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-043284 -LiV

950-77026 8/10 17 24 31 2022

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER

POWER
Pursuant to the power of sale contained in the Security Deed executed by JONATHON L. BARNHILL AND CHRISTINA M. BARNHILL to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CITIBANK, N.A. in the original principal amount of \$143,483.00 dated March 11, 2015 and recorded in **POWER** , 2015 and recorded in ed Book 53443, Page 0, Gwinnett County 610, Gwinnett County records, said Security Deed being last transferred to NA-TIONSTAR MORTGAGE LLC D/B/A MR. COOPER in Deed Book 60093, Page 396, 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 September 06, 2022, the property in said County Described Court of the County County

Security Deed and described Security Deed and described as follows:
THE FOLLOWING DESCRIBED PROPERTY:
ALL THAT TRACT OR PARCEL OF LAND LYING AND CEL OF LAND LYING AND BEING IN LAND LOT 62 OF THE 7TH LAND DISTNCT, GWINNETT COUNTY, GEORGIA, BEING LOT 76, BLOCK A OF OAKMONT SUBDIVISION UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 89, PAGE 42, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFER-

PARCEL ID: R7062 162
Said property being known
as: 1562 OAK IVY LN
LAWRENCEVILLE, GA

30043-8305
To the best of the undersigneds knowledge, the party or parties in possession of said property of said property is/are JONATHON L. BARNHILL

JONATHON L. BARNHILL AND CHRISTINA M. BARN-Security Deed has been and is hereby declared due and payable because of, among other possible events of de-fault, failure to pay the in-debtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will

made for the purpose of paying the same and all ex-penses 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) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet the new party (2), the due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survev and inspection of the vey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as fol-

lows:
Nationstar Mortgage LLC
d/b/a Mr. Cooper 8950 Cypress Waters Blvd. Coppelr,
IX 75019 Phone: 1-888480-2432
Note that pursuant to
O.C.G.A. § 44-14-162.2, the
above individual or entity is
not required by law to pres-

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 DEBT. ANY INFORMATION

OBTAINED MAY BE USED FOR THAT PURPOSE. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Attorney-in-Fact for JONATHON L. BARN BARNHILL AND CHRISTINA M. BARN-HILL

Robertson, Schneid, Crane & Partners. 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097

Phone: 470.321.7112 Firm File No. 22-050068 -950-77594 8/10 17 24 31

NOTICE OF SALE UNDER GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Fabion Brooks to Mortgage Electronic Registration Systems 1999 tems, Inc., as grantee, as nominee for Pacific Union Financial LLC, its successors and assigns, dated July 7, 2016, recorded in Deed Book 54428, Page 395, Evignant County County County County (Approximately County County County County County (Approximately County County County County (Approximately County County County County County (Approximately County County County County (Approximately County County (Approximately County County (Approximately County (App Georgia Gwinnett County, Georgia Records and as modified by that certain Loan Modifica-tion Agreement recorded in Deed Book 56279, Page 712, Gwinnett County, Georgia Gwinnett County, Ğeorgia Records, as last transferred Pacific Union Financial LLC by assignment recorded in Deed Book 55437, Page in Deed Book 55437, Page 224, Gwinnett County, Georgia Records, conveying the after-described property to arter-described property to secure a Note in the original principal amount of TWO HUNDRED THIRTY-SIX THOUSAND FOUR HUNDRED FIFTEEN AND 0/100 DOLLARS (\$236,415.00), with interest thereon as set forth therein there in the second that the second the second that the second

forth therein, there will be sold at public outcry to the highest bidder for cash behighest bidd fore the courthouse door of Gwinnett County, Georgia, or at such place as may be law fully designated as an alter-native, within the legal hours of sale on the first Tuesday in September, 2022, the following described property: SEE EXHIBIT A ATTACHED

gal description the legal description will control.

The sale will be conducted subject (1) to confirmation HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and that the sale is not prohibited under the U.S. Bankrupt is hereby declared due becy Code and (2) to final confirmation and cause of, among other pos-sible events of default, failcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

Truist Bank, formerly known as Branch Banking 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 Trust Company

FORECLOSURE

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 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 inan accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record in-

cluding, but not limited to.

those superior to the Securi-

triose 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 above-named or the undersigned.

Nationstar Mortgage LLC d/b/a Mr. Cooper, successor by merger to Pacific Union Financial, LLC is the holder

of the Security Deed to the

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: Nationstar Mortgage, LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432.

Note, however, that such entity is not required by law

entity is not required by law

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 Fabion
Brooks or a tenant or tenants and said property is
more commonly known as
1033 Deadwood Trail, Loanville Coarrie 20063

ganville, 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 bedder of the court in deal

holder of the security deed

All that tract or parcel of

Phase 1, as per plat recorded in Plat Book 133, pages 290-295, Gwinnett County,

290-295, Gwinnett County, Georgia Records, which plat

is made a part hereof and in-

corporated herein by refer-

Our file no. 22-08244GA – FT2 950-77845 8/10 17 24 31

NOTICE OF SALE UNDER

Under and by virtue of the Power of Sale contained in a Security Deed given by Gre-gory T Spicer to Mortgage Electronic Registration Sys-

tems, Inc., as grantee, as nominee for Branch Banking

nominee for Branch Banking and Trust Company, its suc-cessors and assigns, dated August 2, 2010, recorded in Deed Book 50206, Page 795, Gwinnett County, Georgia

Deed Book 30/2/06, Page 795, Gwinnett County, Georgia Records, as last transferred to Truist Bank by assign-ment recorded in Deed Book 60/060, Page 127, Gwinnett County, Georgia Records, conveying the after-de-scribed property to secure 2

scribed property to secure a

SAND AND 0/100 DOLLARS

interest

(\$80,000.00), 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 September, 2022, the following described property:

ing 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, 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 attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).
Said property will be sold explicit to any outstanding

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

spectron of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Securi-

ty Deed first set out above. Said property will be

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-

named or the undersigned.

to the property in accor-dance 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: Truist Bank, 111 Millport

Circle, Greenville, SC 29607, 800-827-3722. Note, however, that such entity is not required by law

to negotiate, amend or modi-

To the best knowledge and belief of the undersigned, the party in possession of the property is Gregory T Spicer or a tenant or tenants

and said property is more commonly known as 2610 Five Star Court, Snellville, Georgia 30039. Should a conflict arise between the property address and the lead of conflict and the lead of conflict

fy the terms of the loan.

Bank known as Branch Banking and Trust Company is the holder of the Security Deed

Truist

GWINNETT

MR/meh 9/6/22

2022

POWER GEORGIA,

COUNTY

Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A All that tract or parcel of land lying and being in Land Lots 45 and 46 of the 6th District of Gwinnett County, Georgia, being Lot 2, Block B, Shiloh West, Unit One, as per plat recorded in Plat Book 44, Page 88, Gwinnett County, Georgia Records, which plat is incorporated herein and made a part hereof by reference thereto. MR/meh 9/6/22
Our file no. 22-08697GA – FT17
950-77830 8/10 17 24 31 All that tract or parcel of

FORECLOSURE

950-77830 8/10 17 24 31

2022 NOTICE OF SALE UNDER

POWER GWINNETT COUNTY. GEORGIA Because of default in the payment of the indebted-ness, secured by a Security Deed from Big Contracting and Construction, LLC (Bor-rower) to SCF Jake, LP (Serower) to Scr Jake, LP (Secured Creditor), dated September 2, 2021 and filed on September 14, 2021 in the amount of \$200,000.00, in Book 59180, Page 862, in the Office of the Clerk of the Superior Court for Gwinnett County, Georgia, Secured Creditor pursuant to said deed and the note thereby secured, has declared the entire amount of said indebtedness due and payable and ber 2022, during the legal hours of sale, at the Court-house door in Gwinnett County, sell at public outcry to the highest bidder for cash, the property described in said dead to with

in said deed to wit: All that tract or parcel of land lying and being in Land Lot 33 of the 6th District of Gwinnett County, Georgia, being Lot 102, Block "B", Open Fields FKA Hwy. 124 Townhomes, as shown on plat recorded in Plat Book 138, Pages 53-57, revised in Plat Book 138, Pages 256-260, Gwinnett County, Geor-

holder of the security deed.
Nationstar Mortgage LLC
d/b/a Mr. Cooper, successor
by merger to Pacific Union
Financial, LLC
as Attorney in Fact for
Fabion Brooks
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A
All that tract or parcel of gia records, which plat is incorporated herein by refer corporated nerein by reterence and made a part of this description.
together with all fixtures and other personal property conveyed by said deed.
The sale will be held sub-

ject to any unpaid taxes, assessments, rights-of-ways, easements, protective All that tract of parcer of land lying and being in Land Lot 227 of the 5th District of Gwinnett County, Georgia, being Lot 117, Block A of Shannon Lake Subdivision, covenants or restrictions, liens, and other superior matters of record which may

affect said property.

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 con-firmation and audit of the status of the loan with the holder of the security deed. Notice has been given of intention to collect attorneys fees in accordance with the terms of the note secured by said deed. The name, address and

telephone number of the in-dividual or entity who has dividual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows: Searchers Capital, Attn: Sherry Janner, 1302 Waugh Drive, #831, Houston, TX 77019 (832) 351-2013. Note that pursuant to 0.C.G.A. Section 44-14-162.2, the above individual or entity is not required by or entity is not required by law to negotiate, amend, or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject proposession of the subject proposets its. But Controlled. erty is: Big Contracting & Construction, LLC or tenant or tenants and the proceeds of the said sale will be applied to the payment of said indibtted the payment of said indebtedness, the expense of said sale, all as provided in said deed, and the undersigned will execute a deed to the purchaser as provided in the aforementioned Security SCF Jake LP Attorney in

Fact for Big Contracting & Construction, LLC
Katz Durell, LLC 6065 Roswell Road, Suite

880 Atlanta, Georgia 30328

Atlanta, Georgia 30328 404-487-0040 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AND IS ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Steven Ran-del Williams to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Platinum Mortgage, Inc., its successors and assigns. dated 5/2/2014 and recorded in Deed Book 52911 Page 0198 Gwinnett County, Georgia records; as County, Georgia records; as last transferred to or acquired by Wells Fargo Bank, N.A., conveying the after-described property to secure a Note in the original principal amount of \$192,444.00, with interest at the rate specified therein, there will be cold by the undersigned at sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on September 6, 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

All that tract or parcer of land lying and being in Land Lot 325 of the 5th District, Gwinnett County, Georgia, being Lot 154, Block C, Phase 1 of Providence Subdivision, as per plat thereof recorded in Plat Book 116, Pages 188-196, Gwinnett County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this de-

scription. This sale will be made subject to any right of the United States of America to redeem the hereinabove described property within 120 days from the sale date aforesaid, in order to satisfy certain outstanding federal tax liens. The debt secured by said Security Deed has been and is hereby declared due be-cause 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-

FORECLOSURE

Gregory T Spicer McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road ent to collect attorneys fees having been given).
Said property is commonly known as 3130 Day Break Ln, Dacula, GA 30019 together with all fixtures and personal property attached to and constituting a part of said property if any. To the

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): Nicole Cartrette or tenant or tenants. Wells Fargo Bank, NA is the

entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the

mortgage.
Wells Fargo Bank, NA Loss
Mitigation 3476 Stateview
Boulevard Fort Mill, SC
29715 1-800-678-7986
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 subject to: (a) any outstanding 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 or not yet 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 ordinances, 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 confir-

mation and audit of the sta tus of the loan as provided immediately above.
Wells Fargo Bank, N.A. as agent and Attorney in Fact for Steven Randel Williams Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404)

1000-16674A THIS LAW FIRM MAY BE IHIS LAW HIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1000-16674A 950-77289 8/10 17 24 31 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Darrolis Hardeman to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nominee for Silverton Mortgage Spe-cialists. Inc., its successors roll sinvertion workingde Specialists, Inc., its successors and assigns. dated 6/29/2012 and recorded in Deed Book 51488 Page 451 and modified at Deed Book 55104 Page 254 and Deed Book 59588 Page 211 Gwingth County Georgia nett County, Georgia records; as last transferred to or acquired by Wells Far-go Bank, N.A., conveying the after-described property to secure a Note in the original principal amount \$152,093.00, 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 desigrior Court of said county), within the legal hours of sale on September 6, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first 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 being in land Lot 34 of the 6th District, Gwinnett County, Georgia, being Lot 66, Block A, The Preserve at Parkwood, as per plat recorded in Plat Book 98, Page 52, Gwinnett County, Georgia Records, which recorded plat is incorporated herein by reference

and made a part of this description.
This is a purchase money
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 nay the indebtedness nd made a part of this deure 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 3010 Rusticwood 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): Darrolis Hardeman or tenant or tenants.

Wells Fargo Bank, NA is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. Wells Fargo Bank, NA Loss Mitigation 3476 Stateview Boulevard Fort Mill, SC 29715 1-800-678-7986

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 consti-tute a lien against the property whether due 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 Secu-rity Deed first set out above.

The sale will be conducted subject to (1) confirmation that the sale is not prohibit-

ed under the U.S. Bankrupt

cy Code; and (2) final confirmation and audit of the sta-

FORECLOSURE

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 foreclosure documents may not be provided until final confirmation and audit of the sta-tus of the loan as provided

immediately above.

Wells Fargo Bank, N.A. as agent and Attorney in Fact for Darrolis Hardeman TOT D'ATTOLIS HARDEMAN Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 904-7627

1000-16960A 1000-16960A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1000-16960A 950-77139 8/10 17 24 31

2022

NOTICE OF SALE UNDER POWER, GWINNETT COUN-Pursuant to the Power of Sale contained in a Security Deed given by William Larry Cooper and Jacqueline W Cooper to Wells Fargo Bank, N.A. dated 2/25/2008 and coexided in Power Power Cooper to Wells Fargo Bank, N.A. dated 2/25/2008 and Power Medical Power Po N.A. dated 2/25/2006 and recorded in Deed Book 48712 Page 735 Gwinnett County, Georgia records; as last transferred to or acquired by Wells Fargo Bank, N.A. Section 1997 and N.A., conveying the after-described property to secure a Note in the original principal amount of \$105,115.00, with interest at the rate specified therein, there will be sold by the undersigned at sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on September 6, 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 129 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, BEING KNOWN AND DESIGNATED AS LOT 20, BLOCK E, OF UNIT THREE, FOX CHASE SUBDIVISION, AS PER PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 48, PAGE 63, GWINNETT COUNTY, GEORGIA RECORDS, WHICH CEL OF LAND LYING AND GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE

AND MADE A PART HERE-OF.
Commonly known as 423 Rhett Drive Loganville, GA 30052 However, by showing this address no additional coverage is provided The debt secured by said

Security Deed has been and is hereby declared due be-cause 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, a provided in the Security. as 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 423 Rhett Drive, Loganville, GA 30052-2781 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the 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):

William Larry Copper and William Larry Cooper and Jacqueline W Cooper or tenant or tenants

ant or tenants.

Wells Fargo Bank, NA is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the

mortgage.

Wells Fargo Bank, NA Loss
Mitigation 3476 Stateview
Boulevard Fort Mill, SC
29715 1-800-678-7986

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 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) any matters 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 ordinances, restrictions, covenants, and matters of covenants, and matters or 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 prohibit-ed under the U.S. Bankrupted under the D.S. Balintupic cy Code; and (2) final confir-mation and audit of the sta-tus of the loan with the hold-er of the Security Deed. Pur-suant 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.
Wells Fargo Bank, N.A. as agent and Attorney in Fact for William Larry Cooper and Jacqueline W Cooper
Aldridge Pite, LIP, 15 Piedmont Center, 3578 Piedmont mont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637

1000-16977A
1000-16977A
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. 1000-16977A 950-77070 8/10 17 24 31 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUN-Pursuant to the Power of

Sale contained in a Security Deed given by Rosie Deme-tria Thompson to Mortgage Electronic Registration Systems, Inc., as grantee, nominee for Angel C Mortgage Solutions, LLC, successors and assigns dat-ed 12/11/2019 and recorded in Deed Book 57128 Page 815 Gwinnett County, Geor 815 Gwinnett County, Geor-gia records; as last trans-ferred to or acquired by U.S. Bank National Association as Trustee for Angel Oak Mort-gage Trust 2020-3, Mort-gage-Backed Certificates, Series 2020-3, conveying

FORECLOSURE

the after-described property to secure a Note in the original principal amount of \$661,410.00, 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 summett county, teorgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on September 6, 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
BEING IN DUNCAN'S
1749TH GMD, GWINNETT
COUNTY, GEORGIA, BEING
LOT 33, PHASE 5, THE
WOODLANDS AT CHATEAU
ELAN SUBDIVISION, AS
PER PLAT RECORDED IN
PLAT BOOK 109, PAGES
158-160, GWINNETT COUNTY, GEORGIA RECORDS,
WHICH PLAT IS HEREBY
REFERRED TO AND MADE A
PART OF THIS DESCRIP-

PART OF THIS DESCRIP-TION

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 as and when due and 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 2317 Crimson King Dr, Braselton, Ga 30517-4020 together with all fixtures and personal property attached to and constituting a part of said proper. tuting 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

ant or tenants. of the mortgage.

Select Portfolio Servicing,
Inc. Loan Resolution Department 3217 South Decker
Lake Drive Salt Lake City, UT
84119 (888) 818-6032

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 or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing au-

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 prohibit-

ed under the U.S. Bankrupt-cy Code; and (2) final confir-mation and audit of the sta-tus of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172 1 which allows for closure 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 Associa-

U.S. Balik Waltional ASSOCIA-tion as Trustee for Angel Oak Mortgage Trust 2020-3, Mortgage-Backed Certifi-cates, Series 2020-3 as agent and Attorney in Fact for Rosie Demetria Thomp-

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Ad-1012-14677A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED FUHMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1012-14677A 950-77292 8/10 17 24 31 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

property:

Fare Subdivision, Unit Two

as per plat recorded in Plat Book 87, Page 285-286, Gwinnett County, Georgia

records, which recorded plat

is incorporated herein by

this reference and made a

ing to the present system of

numbering houses in Gwin-

Burger as Trustee via war

Security Deed has been and

manner provided in the Note

Pursuant to the Power of Sale contained in a Security Deed given by Christy A. Lancaster and Anthony A. Lancaster to Saxon Mortage, Inc. dated 3/3/2006 and recorded in Deed Book 46256 Page 227 Gwinnett County, Georgia records; as last transferred to or acquired by Deutsche Bank Mational Trust Company, as Trustee for Saxon Asset Se-Pursuant to the Power of National Irust company, as Trustee for Saxon Asset Se-curities Trust 2006-2 Mort-gage Loan Asset Backed Certificates, Series 2006-2, conveying the after-de-scribed property to secure Mote in the original principal amount of \$170,000.00, with interest at the rate position 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 September 6, 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), for cash before the Court-Wednesday of said month) the following described

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 revided in the Security. as provided in the Security bed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).
Said property is commonly known as 1539 Riesling Drive, Dacula, GA 30019 together with all fixtures and personal property attached to and constituting a part of caid property if any To the 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): Douglas A. Bartee or tenant PHH Mortgage Corporation is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms Complete And Detailed De-

FORECLOSURE

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, a provided in the Security. as provided in the Security

beed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). Said property is commonly known as 3005 Parks Run, Loganville, GA 30052 to-gether with all fixtures and personal property attached to and constituting a part of said property, if any. best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Anthony A. Lancaster Ad-ministrator of Estate of Christy A. Lancaster or ten-

ant or tenants. is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms

of the mortgage.

PHH Mortgage Corporation
One Mortgage Way Mount
Laurel, NJ 08054 (800) 750-

2518

Said property will be sold satu property will be solved 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 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 ordinary

nances, 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. Bankrupt-cy Code; and (2) final confirmation and audit of the status of the loan with the hold-cycle the Sequence Country Developed Pure 1 to 10 to 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 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.

Deutsche Bank National

Trust Company, as Trustee for Saxon Asset Securities Trust 20062 Mortgage Loan Asset Backed Certificates, Series 2006-2 as agent and Atterney in Foot for Christy Attorney in Fact for Christy A. Lancaster and Anthony A. A. Lancaster and Antinony A. Lancaster Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404)

994-7637.
1017-5498A
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. 1017-5498A 950-77138 8/10 17 24 31 2022 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUN-Pursuant to the Power of Sale contained in a Security Deed given by Douglas A. Bartee and Kelly M. Bartee to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for EquiFirst Corporation, its successors and assigns datin Deed Book 47492 Page 206 Gwinnett County, Georgia records; as last trans-ferred to or acquired by DEUTSCHE BANK NATION-AL TRUST COMPANY, as Trustee for Equifirst Loan Securitization Trust 2007-1. Mortgage Pass-Through Cer-tificates, Series 2007-1, con-veying the after-described property to secure a Note in of \$152,000.00, 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 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 of Gwinnett County, Georgia and all expenses of this sale (or such other area as design nated by Order of the Supe rior Court of said county), within the legal hours of sale on September 6, 2022 (be-ing 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 All that tract or parcel of All that tract or parcel of land lying and being in Land Lot 58 of the 7th District, Gwinnett County, Georgia, being Lot 187, Block A, Windsor Grove at Charleston

PHH Mortgage Corporation is the entity or individual designated who shall have of the mortgage.

ranty deed dated September 30, 2004 and recorded in Deed Book 40231 Page 53. Gwinnett County, Georgia records.

The debt secured by said Security Deed has been and 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 is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the whether ertv payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing au-

> 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

FORECLOSURE

2518 Note, however, that such entity or individual is not re 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 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 ordirestrictions 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. Bankruptcy Code; and (2) final confirmation and such the the street. mation and audit of the status of the loan with the hold-er of the Security Deed. Pur-suant 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 confir mation and audit of the stamation and addit of the status of the loan as provided immediately above.

DEUTSCHE BANK NATION-AL TRUST COMPANY, as Trustee for Equifirst Loan Securitization Trust 2007-1 Mortgage Pass-Through Certificates, Series 2007-1 as agent and Attorney in Fact

for Douglas A. Bartee and Kelly M. Bartee Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404)

994-7637. 1017-5620A

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, 1017-5620/ 950-77453 8/10 17 24 31

NOTICE OF SALE UNDER POWER, GWINNETT COUN-Pursuant to the Power of

Sale contained in a Security Deed given by Gregory B. Smalley to Citizens and Southern Commercial Cor-poration dated 2/6/1987 and recorded in Deed Book 4109 Page 247 and modified at Deed Book 53034 Page 637 and re-recorded at Deed Book 4289 Page 6 Gwinnett County, Georgia records; as last transferred to or acquired by PHH Mortgage Corporation, conveying the afterdescribed property to secure a Note in the original principal amount of \$81,431.00, 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 September 6, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday. which 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 143 of the 6th District of Gwinnett County, Georgia, being Lot 25, Block C, Unit 2, Mimosa Estates Subdivision, as per plat thereof recorded in Plat Book O. Page 58, Gwinnett County ject to any right of the United States of America to redeem the hereinabove described property within 120 days from the sale date aforesaid, in order to satisfy certain outstanding federal tax liens. The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the

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 313 Linda Drive, Tucker, GA 30084 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) Manuel Gracia and Magdale

na Gracia or tenant or tenfull authority to negotiate, amend and modify all terms PHH Mortgage Corporation One Mortgage Way Mount Laurel, NJ 08054 (800) 750-2518

part of this description. Said property being known as 1539 Riesling Drive accord-Note, however, that such nett County, Georgia: and being the same property conveyed to the Sarrica-Riesling DR Land Trust, W.L. entity or individual is not required by law to negotiate, amend or modify the terms Said property will be sold

> 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 ordinances, extinctions nances, restrictions, covenants, and matters of covenants, and matters or 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 prohibit-ed under the U.S. Bankrupt-

be provided until final confirmation and audit of the status of the loan as provided

immediately above.
PHH Mortgage Corporation
as agent and Attorney in Fact
for Gregory B. Smalley

hest knowledge and helief of

PHH Mortgage Corporation

Note, however, that such

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

property is (are): Rosie Demetria Thompson or ten-Select Portfolio Servicing, Inc. is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms

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

redemption of any taxing authority, (d) any matters which might be disclosed by redemption of any taxing au-

an accurate survey and inspection of the property, and (e) any assessments, liens,

certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-

lanta, Georgia 30305, (404)

property:
All That Tract Or Parcel Of
Land Lying and Being In
Land Lot 197 Of The 5th
Land District Of Gwinnett County, Georgia and Being Lot 44, Block A, Unit One, Chandler Plantation, and Be-ing More Particularly Shown And Delineated By A Plat Of Survey Entitled Unit One, Chandler Plantation, Dated Chandler Plantation, Dated November 15, 1994, Prepared By M.V. Ingram Enterprises, Inc., Certified By Matthew V. Ingram, GRLS No. 2288, And Being Of Record In The Office Of The Clerk Of The Superior Court Of Gwinnett County, Georgia, In Plat Book 65 Page 6, Which Said Plat And The Recording Thereof Are By Recording Thereof Are By Reference Hereto Incorpo-rated Herein For A More

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

of the mortgage.

PHH Mortgage Corporation One Mortgage Way Mount Laurel, NJ 08054 (800) 750-