FORECLOSURE

FORECLOSURE

encum-

restrictions:

FORECLOSURE

fy the terms of the Deed to Secure Debt described herein. This sale is conducted on behalf of the secured credibenair of the secured credi-tor under the power of sale granted in the aforemen-tioned security instrument, specifically being U.S. Bank NA, successor trustee to Bank of America, NA, successor in interest to LaSalle Bank NA, as trustee, on behalf of the holders of the WaMu Mortgage Pass-Through Certificates, Series 2007-0A6 as attorney in fact for Joyce Bagby Richard B. Maner, P.C. 180 Interstate N Parkway, Suite 200 Atlanta, GA 30339 404.252.6385 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-Bank of America, NA, suc-AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. FC14-950-78393

8/10,17,24,31,2022 Notice of Sale Under Power Georgia,
Gwinnett County
Under and by virtue of the
Power of Sale contained in a
Deed to Secure Debt given Deed to Secure Debt given by Veronica Berry to Mort-gage Electronic Registration Systems, Inc. ("MERS") as nominee for Encore Credit Corp., dated September 26, 2006, and recorded in Deed Book 47110, Page 275, Gwinnett County, Georgia records, as last transferred to U.S. Bank, N.A., successor trustee to LaSalle Bank Mational Association. on be-National Association, on behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2006-HE10, Asset-Backed Certificates Series 2006-HE10 by Assignment recorded in Deed Book 51946, Page 775, Gwinnett County, Georgia records, conveying the after-described property to secure a

same and all expenses of this sale, as provided in Se-curity Deed and by law, in-cluding attorney's fees (no-tice of intent to collect attor-par's fees having hope give nev's fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Coca-Cola Federal Credit liping they can be contacted. Mitigation Dept, or by writing to 1 Corporate Drive, Suite 360, Lake Zurich, Illinois 60047, to discuss poswill be sold subject to any outstanding ad valorem tax-es (including taxes which are a lien, but not yet due scribed property to secure a
Note of even date in the original principal amount of
\$530,100.00, with interest at
the rate specified therein,
there will be sold by the unand payable), any matters which might be disclosed by an accurate survey and in spection of the property, any assessments, liens, encumbrances, zoning ordinances, retrictions coveragita and dersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in on the HIRST LUESDAY IN
September, 2022, to wit:
September 6, 2022, the following described property:
All that tract or parcel of
land lying and being in Land
Lot 54 of the 5th District,
Gwinnett County, Georgia,
Being Let 7, Block 6, HugenBeing Let 7, H matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Matthew Allen Bitz or ten-Gwinnett County, Georgia, being Lot 7, Block G, Havenstone Subdivision, Phase 4, as per plat recorded in Plat Book 111, Page 209, and revised plat recorded in Plat Book 115, Page 239, Gwin-nett County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description. Said propmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed reference and made a part of this description. Said prop-erty being known as 960 Cranbrook Glen Lane ac-cording to the present sys-tem of numbering houses in Gwinnett County, Georgia. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among oth-er possible events of default, failure to pay the indebted-ness as and when due and in the manner provided in nolder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure. Coca-Cola Federal Credit Union as Attorney in Fact for Matthew Allen Biltz. Brock & Scott, PLLC 4360 Chamblee Purpwordy Read Suita 310 8/10.17.24.31.2022 in the manner provided in the Note and Deed to Secure Debt. The debt remaining in default, this sale will be made for the purpose of paying the same and all expaying the same and an expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees Burns to Hegions Bank d/b/a Regions Mortgage dated De-cember 20, 2013, and recorded in Deed Book 52711, Page 157, Gwinnett County Records, securing a Note in the original principal amount of \$270,400.00, the having been given). Said property is commonly known as 960 Cranbrook Glen Lane, Snellville, GA 30078, together with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and be-lief of the undersigned, the ness due and payable and, pursuant to the power of sale contained in said Deed, party (or parties) in posses-sion of the subject property is (are): Veronica Berry or September 6, 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 PARECEL OF LAND LYING AND tenant or tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet which are a lien, but not yet due and payable), (b) any matters which might be dis-closed by an accurate survey and inspection of the prop-erty, and (c) all matters of ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOTS 372 AND 373 OF THE 7TH DIS-TRICT OF GWINNETT COUNTY, GEORGIA, BEING 1.275 ACRES AND MORE PARTICULARLY DESCRIBED BY PLAT OF SURVEY DATA DESCRIBED BY PLAT OF SURVEY DATA record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, encumbrances, zoning ordinances, easements, re-strictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) O.C.G.A. Section 9-13-172.1; and (3) final confirmation. 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

FOR THAT PURPOSE. FC15-023 950-78396 8/10,17,24,31,2022

OBTAINED WILL

NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY.

certain procedures regarding

the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure

documents may not be pro-vided until final confirmation

and audit of the status of the

loan as provided in the pre-ceding paragraph. Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full

amend and modify all terms

of the mortgage with the debtor is: Select Portfolio Servicing, Inc. Attention: Loss Mitigation Department 3217 S. Decker Lake Drive

Salt Lake City, Utah 84119 1-888-818-6032 The forego-ing notwithstanding, nothing in OC.G.A. Section 44-14-162.2 shall be construed to

require the secured creditor

to negotiate, amend or modi-

fy the terms of the Deed to Secure Debt described here-

behalf of the secured credi tor under the power of sale granted in the aforemen-

stioned security instrument, specifically being U.S. Bank, N.A., successor trustee to LaSalle Bank National Asso-

ciation, on behalf of the holders of Bear Stearns As-

set Backed Securities | Trust

set Backed Securities i Trust 2006-HE10, Asset-Backed Certificates Series 2006-HE10 as attorney in fact for Veronica Berry Richard B. Maner, P.C. 180 Interstate N

Marier, P.C. 100 interstate year Parkway, Suite 200 Atlanta, GA 30339 404.252.6385 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION

negotiate

authority

GEORGIA
Under and by virtue of the Power of Sale contained in a Security Deed given by Matthew Allen Biltz to The Coca-Cola Company Family
FCU, dated October 15,
2007, and recorded in Deed
Book 48398, Page 356,
Gwinnett County, Georgia Records, conveying the af**FORECLOSURE FORECLOSURE**

cure a Note in the original principal amount of Two Hundred Fifty-Four Thou-sand Two Hundred Fifty and 0/100 dollars (\$254,250.00),

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

recorded in Plat Book 22,
Page 23, Gwinnett County,
Georgia Records, which
recorded plat is incorporated
herein by reference and
made a part of this descrip-

in the manner provided in the Note and Security Deed. The debt remaining in de-fault, this sale will be made

for the purpose of paying the

Union they can be contacted at (866) 397-5370 for Loss

sible alternatives to avoid

foreclosure. Said property

restrictions, covenants, and

matters of record superior to

ant(s); and said property is more commonly known as 4212 Caleb Ct, Norcross, GA

30092. The sale will be conducted subject to (1) confir-

mation that the sale is not

Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-07984

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by Lori Gayle Burns to Regions Bank d/b/a

holder thereof pursuant to said Deed and Note thereby secured has declared the en-

tire amount of said indebted-

ED SEPTEMBER 4, 1992, PREPARED BY THOMAS WOOD & ASSOC. CERTI-FIED BY THOMAS WOOD,

REGISTERED SURVEYOR NO. 1990 AND BEING RECORDED AT PLAT BOOK

the first Tuesday,

211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/GR https://www.logs.-*THE LAW FIRM IS ACTING AS A DEBT COL-LECTOR. ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE. 8/10,17,24,31,2022

NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY,

GEORGIA
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED

for the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on September 6, 2022, the following described property: All that tract or parcel of land lying and being in Land Lot 332 of the 6th District, Gwinnett County, Georgia, being Lot 41, Block E of North Manor Subdivision, Unit Ten, as per plat thereof recorded in Plat Book 22, Page 23, Gwinnett County. 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 Se Chol Chang to JPMorgan Chase Bank, N.A., dated September 18, 2007, and recorded in Deed Book 48316, Page 886, Gwinnett County, Georgia Records, as last transferred to U.S. Bank 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 manner provided in Trust National Association, as Trustee of the Chalet Se-ries IV Trust by assignment recorded in Deed Book resorded in Deed Book 58509, Page 869 in the Of-fice of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original and princing amount of the nal principal amount of two hundred thirty-five thousand and 00/100 (\$235,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest hidder for cash henignest bidder for cash be-fore the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on Tuesday, September 6, 2022, the following de-scribed property: ALL THAT TRACT OR PARCEL OF SCHOOL OF PARCEL OF LAND LYING AND BEING IN LAND LOT 165, OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 58, BLOCK A, BERKSHIRE AT SUGARLOAF SUBDIVISION, PHASE II, AS PER PLAT RECORDED IN PLAT BOOK 91, PAGE 252, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IN INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. SAID PROPERTY BEING KNOWN AS 2984 ASTERIA POINTE ACORDING TO THE PRESENT

2984 ASTERIA POINTE ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGIA. 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 when due and if 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 Security Deed as provided in Security Devaluand by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Your mortgage servicer can be contacted at 800-603-0836 - Loss Mitiga-

500-503-0336 - Loss Mitigation Dept., or by writing to SN Servicing Corporation (Servicer), 323 Fifth Street, Eureka, CA 95501, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet 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. avoid foreclosure. restrictions. nances,

nances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the post is processing of the party in possession of the property is Se Chol Chang or tenant(s); and said property is more commonly known as 2984 Asteria Pointe, Duluth, GA 30097 A/K/A 2984 Asteria Pointe, Duluth, GA 30096. 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 (2) to final confirmation and audit of the status of the loan with the holder of the security deed. U.S. Bank Trust National Association, as Trustee of the Chalet Series IV Trust as Attorney in Fact for Se Chol Chang. Quinn Legal, P.A. 19321 US Hwy 19 N, Suite 512 Clearwater, FL 33764 Phone: (727) 474-9603 eservice@Quinnlegal.com Bv: /s/

(121) 474-9003 eser-vice@quinnlegal.com By: /s/ Erin M. Rose Quinn Erin M. Rose Quinn, Esq. Georgia Bar Number 547833 950-78412 8/10,17,24,31,2022

RECORDED AT PLAT BOOK 57, PAGE 150-A, GWINNETT COUNTY, GEORGIA RECORDS; WHICH PLAT AND THE RECORD THERE-OF ARE INCORPORATED NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY, OF ARE INCORPORATED
HEREIN BY REFERENCE
THERETO. BEING THE SAME
AS THE WARRANTY DEED
AND EASEMENT FOR
INGRESS AND EGRESS
FROM THOMAS HOWELL
GREEN TO WILLIAM G.
WILLIAMSON AND BEVERLY S. WILLIAMSON, DATED
JANUARY 10, 1986,
RECORDED AT DEED BOOK
3333, PAGE 298, TOGETHER
WITH ANY RIGHTS GEORGIA Under and by virtue of the Power of Sale contained in a Security Deed given by Isabella Cheesewright to abella Cheesewright to Mortgage Electronic Regis-tration Systems, Inc., as grantee, as nominee for Ac-credited Home Lenders, Inc., dated October 17, 2005, and recorded in Deed Book 45043, Page 0078, Gwinnett County, Georgia Records, as last transferred to U.S. Bank National Asso-ciation, as Trustee for the 3333, PAGE 299, TOGETHER
WITH ANY RIGHTS
GRANTORS MAY HAVE IN
THAT CERTAIN EASEMENT
SET OUT IN WARRANTY
DEED AT DEED BOOK 222, ciation, as Trustee for the GSAMP Trust 2006-HE2 Mortgage Pass-Through

PAGE 298, GWINNETT COUNTY RECORDS Said property is known as 1766 Green Road, Buford, GA 30518, together with all fix-GSAMP ITUST ZUUD-HEZ
Mortgage Pass-Through
Certificates, Series 2006HE2 by assignment recorded
on April 12, 2013 in Bood
52153 Page 12 in the Office
of the Clerk of Superior
Court of Gwinnett County,
Cassia Page 42 in County,
Cassia Page 45 in County tures and personal property attached to and constituting a part of said property if part_of said property, any. This conveyance is made subject to that certain Georgia Records, conveying the after-described property to secure a Note in the origimade subject to that certain Security Deed in favor of Branch Banking and Trust Company, recorded in Deed Book 44602, page 1, Gwinnett County Records. 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, any matters which might be disclosed by an accurate survey to secure a Note in the original principal amount of One Hundred Thirty-Eight Thousand Eight Hundred and O/100 dollars (\$138,800.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse does of fore the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on September 6, 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 85 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA AND REING SHOWN AS closed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of GWINNETT COUNTY, GEOR-GIA, AND BEING SHOWN AS LOT 3, BLOCK B, SOMER-SET PLACE, AS PER PLAT RECORDED IN PLAT BOOK 65, PAGE 240, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT IS NICORPORATED HEREIN record superior to the Secu-rity 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. as provided in said beet, 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 LLS. INCORPORATED HEREIN
AND MADE A PART HEREOF
BY REFERENCE. The debt
secured by said Security
Deed has been and is hereby

declared due because of.

among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro-

vided in the Note and Securi-ty 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 Security Deed and

by law, including attorney's fees (notice of intent to col-

lect attorney's fees having

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

property is or may be in the possession of Lori Gayle Burns; Blake A. Harris, successor in interest or tenant (s). Regions Bank dba Regions Mortgage as Attorney-in-Fact for Lori Gayle Burns; File no. 15-050702 LOGS LEGAL GROUP LLP* Attorney-and Coupselers and C

neys and Counselors at Law

FORECLOSURE

been given). The entity hav-ing full authority to negoti-ate, amend or modify all terms of the loan (although terms of the loan (although not required by law to do so) is: PHH Mortgage Corporation they can be contacted at 1-800-750-2518 for Loss Mitigation Dept, or by writing to One Mortgage Way, Mount Laurel, New Jersey 08054, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstandsold subject to any outstandsoil 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 author and payable and payable. curate 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. To the best knowlabove. edge and belief of the under-signed, the party in posses-sion of the property is Is-abella Cheesewright or tenant(s); and said property is more commonly known as 665 Somerset Vale Dr, Lawrenceville, GA 30044. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirma-tion and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or any right of recemption of other lien not extinguished by foreclosure. U.S. Bank National Association, as Trustee for the GSAMP Trust 2006-HE2 Mortgage Pass-Through Certificates, Series 2006-HE2 as Attorney in Fact for Lephale. Checapitals for Isabella Cheesewright. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-12083 950-78061 8/10,17,24,31,2022

STATE OF GEORGIA COUNTY OF GWINNETT
NOTICE OF SALE
UNDER POWER

Because of a default under the terms of the Security Deed executed by DeLois Darlean Crewford to Mort-gage Electronic Registration Systems, Inc. as nominee for Fremont Investment & Loan dated March 28, 2005 Loan dated March 28, 2005, and recorded in Deed Book 42474, Page 255, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Wells Fargo Bank, National Associa-tion, as Trustee for Merrill Lynch Mortgage Investors Trust, Series 2005-FM1, securing a Note in the original principal amount of \$108,000.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness amount of said indeptedness due and payable and, pur-suant to the power of sale contained in said Deed, will on the first Tuesday, September 6, 2022, during the legal hours of sale, be-fore the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property de-scribed in said Deed, to-wit: All that tract or parcel of land lying and being in Land Lot 145, of the 6th District, of GWINNETT County, Georgia, being Lot 2, Block "E", Unit 2, Dickens Trail Subdivisions one plot recorded office of the control and made a part hereof by reference and being known as 5415 Pickwick Lane NW, Lilburn, Georgia 30047, ac-cording to the present system of numbering houses in GWINNETT County, Georgia. Said property is known as 5415 Pickwick Ln NW, Lilburn, GA 30047, together with all fixtures and personal property attached to and constituting a part of said constituting a part of said property, if any. Said proper-ty will be sold subject to any outstanding ad valorem tax-es (including taxes which are a lien, whether or not now 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, encumassessments, lens, encountries, programmers, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to said sale will be applied to the payment of said indebt-edness 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 audit of the status of the loan with the secured credi-tor. The property is or may be in the possession of De-lois Darlean Crawford, successor in interest or tenant (s). WELLS FARGO BANK. (s). WELLS FARGO BANN, NATIONAL ASSOCIATION, as Trustee for Merrill Lynch Mortgage Investors Trust, Series 2005-FM1 as Attorise Teat for DeLois Dar-Series 2003-FMT as Attoriency-in-Fact for DeLois Dar-lean Crawford File no. 14-046411 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-30346 (770) 220 2535/***CF_REFERENCE_I NITIALS*** NITIALS
https://www.logs.com/ *THE
LAW FIRM IS ACTING AS A
DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT

8/10,17,24,31,2022 NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY,

GEORGIA Under and by virtue of the Power of Sale contained in a Security Deed given by Dorothy Cureton to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Guild Mort-gage Company, dated March 1, 2019, and recorded in Deed Book 56445, Page 00250, Gwinnett County, Page Georgia Records, as last transferred to PHH Mort-gage Corporation by assign-ment recorded on June 3, 2022 in Book 59994 Page 811 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Two Hundred Forty-Nine Thou-sand Five Hundred Twenty and 0/100 dollars (\$249,520.00), with interest thereon as set forth therein, thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courth-house door of Gwinneth County, Georgia, within the legal hours of sale on September 6, 2022, the following described property.

lowing described property:

FORECLOSURE

land lying and being in Land Lot 159 of the 5th District, Lot 159 of the Sth District, Georgia, being Lot 108, Block A of Brightfield Farms, Unit 2, as per plat recorded in Plat Book 140, Pages 107-109, Gwinnett County records, which recorded plat is incorporated herein and made a porated herein and made a porated herein and made a part of this description. The debt secured by said Security Deed has been and is hereby declared due because of, among other 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 remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attor-ney's fees (notice of intent to ney's fees (notice of intent to collect attorney's fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although) not required by law to do so) is: PHH Mortgage Corpora-tion they can be contacted at 1-800-750-2518 for Loss Mitigation Dept, or by writ-ing to One Mortgage Way, Mount Laurel, New Jersey 08054, to discuss possible alternatives to avoid foreclo-sure. 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, restric-tions, covenants, and mat-ters of record superior to the Security Deed first set out above. To the best knowl-edge and belief of the underedge and belief of the under-signed, the party in posses-sion of the property is The Estate of Dorothy Cureton or tenant(s); and said property is more commonly known as 570 Brightfield Drive, Lo-ganville, GA 30052. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) fi-nal confirmation and audit of nal confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of re-demption or other lien not extinguished by foreclosure. PHH Mortgage Corporation as Attorney in Fact for Dorothy Cureton. Brock & Scott, PLLC 4360 Chambles

NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY,

Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-11524

8/10,17,24,31,2022

GEORGIA Under and by virtue of the Power of Sale contained in a Security Deed given by Cynthia H. Davies and Emma E. thia H. Davies and Emma E. Akojede to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for SunTrust Mortgage, Inc. d/b/a Sun America Mortgage, dated February 5, 2004, and recorded in Deed Book 37045, Page 2, Gwinnett County, Georgia Records, as last transferred nett County, Georgia Records, as last transferred to Wilmington Savings Fund Society, FSB, d/b/a Chris-tiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust by assignment recorded on March 7, 2016 in Book 54141 Page 534 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original nal principal amount of One Hundred Seventy-Six Thou-sand Two Hundred and 0/100 dollars (\$176,200.00), with interest thereon as set with interest inereon 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, within the legal hours of sale on September 6, 2022, the following described proper-ty: All that tract or parcel of land lying and being in Land Lot 246 of the 5th District, Gwinnett County, Georgia, being Lot 21, Block C, formerly Block B, Creekside Estates, Unit 3, as per plat recorded in Plat Book 97, Page 82-84, Gwinnett County Georgia, Begords, which Georgia Records, which plat is incorporated herein by reference and made a part of this description. The debt secured by said Securi-ty 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 Security Deed and by law, including attor-ney's fees (notice of intent to collect attorney's fees having been given). The entity hav-ing full authority to negotiate, amend or modify all terms of the loan (although terms of the loan (although not required by law to do so) is: Selene Finance they can be contacted at (877) 735-3637 for Loss Mitigation Dept, or by writing to 3501 Olympus Boulevard, 5 th Floor, Suite 500, Coppell, Texas 75019, to discuss possible alternatives to avoid possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet 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. To the best outstanding ad valorem tax

out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Cynthia H. Davies or ten-ant(s); and said property is antis), and sale properly somore commonly known as 1206 Misty Valley Court, Lawrenceville, GA 30045. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt CV. Code (2) final confirma-

dunder the U.S. Bankruptcy Code (2) final confirmation and audit of the status
of the loan with the holder of
the security deed and (3)
any right of redemption or
other lien not extinguished
by foreclosure. Wilmington
Savings Fund Society, FSB,
d/b/a Christiana Trust, not
individually but as trustee
for Pretium Mortgage Acquisition Trust as Attorney in
Fact for Cynthia H. Davies
and Emma E. Akojede. Brock
& Scott, PLLC 4360 Chamblee Dunwoody Road Suite
310 Atlanta, GA 30341 404789-2661 B&S file no.: 2101148
950-78053 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 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 thems without many fiftent the sale will also be subject to the following thems without many fiftent the sale with many fiftent the sale without many fiftent the sale without many fiftent the sale with ma 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 950-78053 8/10,17,24,31,2022

cluding attorneys' fees (no

tice to collect same having

FORECLOSURE

NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF GWINNETT spection of the property zoning ordinances; assessments: liens: brances: prances; 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 pos-Under and by virtue of the power of sale contained with that certain Security Deed dated March 27, 2020, from Antwan M. Dumeng to Mortgage Electronic Registration Systems Inc as a nominee for DHI Mortgage Company, Ltd., recorded on April 2, 2020 in Deed Book 57372 at Page 78 Gwinnett County, Copprise records being session of the property is JAMES C EDDY, or tenants (s). The sale will be conducted subject (1) to confirma-tion that the sale is not pro-hibited under the U.S. hibited 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 neoritate Georgia records, having been last sold, assigned, transferred and conveyed to Lakeview Loan Servicing **LLC** by Assignment and said Security Deed having been Security Deed having been given to secure a note dated March 27, 2020, in the amount of \$294,188.00, and said Note being in default, the undersigned will sell at authority to negotiate, amend or modify all terms public outcry during the legal hours of sale before the door of the courthouse of Gwinnett County, Georgia, on September 6, 2022 the on September 6, 2022 the following described real property (hereinafter referred to as the "Property"): ALL THAT TRACT OR PARTECL OFLAND LYING AND BEING IN LAND LOT 226 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 150, BLOCK C OF SHANNON LAKE SUBDIVISION, PHASE 3B AS PER PLAT RECORDED IN PLAT BOOK 141, PAGES 253-255, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS MADE A PART HEREOF AND INCORPORATED HEREIN BY REFERENCE. The debt secured PORAIED HEREIN BY REFERENCE. The debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the presenter. Dates 08/17/2022, 08/31/2022 ure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of in-tention to collect attorneys' fees has been given as pro-vided by law. To the best of vided by law. To the best of the undersigned's knowl-edge, the person(s) in pos-session of the property is/are Antwan M. Dumeng. The property, being com-monly known as **3633 Oke**fenokee Ridge, Loganville, GA, 30052 in Gwinnett County, will be sold as the property of Antwan M. Duproperty of Afficial twall will. Just and outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and incorporate the property of the property which would be disclosed by accurate survey and incorporate the property of the pr

accurate survey and inspec-tion thereof, and all assess

curity Deed. Pursuant O.C.G.A.Section 44-

scribed mortgage is as fol-lows: LoanCare LLC, 3637 Sentara Way, Virginia Beach, VA 23452, 800-274-6600 The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage the terms. instrument. The sale wil conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed, Albertelli Law Attorne Deed. Albertelli Law Attorney for Lakeview Loan Servicing LLC as Attorney in Fact for Antwan M. Dumeng 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: Atlatina, GA 30339 Filloting (770) 373-4242 By: Rohan Rupani ESQ For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. - 22-001774 A-4754999 07/27/2022, 08/03/2022, 08/10/2022, 08/17/2022, 08/24/2022, 08/31/2022 950-77107 7/27,8/3,10,17,24,31,2022 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain ecurity Deed from JAMES
EDDY to UNITY MORT-**GAGE**, dated October 6, 2005, recorded October 13, 2005, in Deed Book 44852, 2005, in Deed Book 44852, Page 0138, Gwinnett Courty Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Thirteen Thousand Seven Hundred Fifty and 00/100 dollars (\$213,750.00), with interest thereon as provided interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to WILMINGTON SAVINGS FUND SOCIETY, FSB AS TRUSTEE OF WY 2017-1 GRANTOR 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 September, Tuesday in September, 2022, all property described in said Security Deed includ-ing but not limited to the following described property: ALL THAT TRACT AND OR PARCEL OF LAND LYING AND BEING IN LAND LOT 65 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEOR-GWINNETI COUNTY, GEORGIA BEING LOT 22, BLOCK B
OF SCENIC MOUNTAIN,
UNIT 2, AS PER PLAT
RECORDED IN PLAT BOOK
7, PAGE 29, GWINNETT
COUNTY RECORDS; SAID
PLAT IS INCORPORATED
HEREIN AND MADE A PART
HEREOR BY DEEEPENYE HEREOF BY REFERENCE HEREOF BY REFERENCE.
Said legal description being controlling, however the property is more commonly known as 2067 CLIFFTON TER., SNELLVILLE, GA 30039. 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 indebt-edness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, in-

amend or modify all terms of the loan (although not re-quired by law to do so) is: Carrington Mortgage Ser-vices, 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 require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. WILMINGTON SAVINGS FUND SOCIETY, FSB AS TRUSTEE OF WV 2017-1 GRANTOR TRUST as Attention Fort for MACCO 2017-1 GRANTOR TRUST as Attorney in Fact for JAMES C EDDY 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. CMS-22-01836-1 Ad Run Dates 08/10/2022, 08/21/2022, 08/31/2022, 08/21/2022, 08/31/2022, 08/21/2022, 08/31/2022

950-78056

8/10,17,24,31,2022 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Secontained in that certain se-curity Deed from EMPSON INVESTMENTS LLC to FI-NANCE OF AMERICA COM-MERCIAL LLC, dated August 1, 2019, recorded August 8, 2019, in Deed Book 56796, 2019, in Deed Book 56796, Page 706, 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 and 00/100 dollars (\$100,800.00), with interest hereon as provided for thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to Wilmington Savings Fund Society, FSB not in its indi-vidual capacity but solely as ments, liens, encumbrances, restrictions, covenants, and matters of record to the Sevidual capacity but solely as owner trûstee on behalf of ANTLER Mortgage Trust 2021-RTL1, there will be sold at public outcry to the highest bidder for cash at 162.2, the name, address and telephone number of the individual or entity who shall have the full authority to nethe Gwinnett County Courtthe Gwinnett County Court-house, within the legal hours of sale on the first Tuesday in September, 2022, all property described in said Security Deed including but not limited to the following described property: THAT TRACT OR PARCEL OF gotiate, amend or modify all terms of the above de-TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT(S) 47 OF DISTRICT 6, GWINNET COUNTY, GEORGIA, BEING LOT (S) 9, BLOCK A, VALLEY BROOK SUBDIVISION, PHASE 2, AS PER PLAT RECORDED IN GWINNETT COUNTY, GEORGIA GEORDES Said legal deserved in the county of t COUNTY, GEOF RECORDS. Said legal scription being controlling, however the property is more commonly known as 4098 VALLEY BROOK ROAD, SNELLVILLE, GA 30039. The indebtedness secured said Security Deed has been and is hereby declared due because of default 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, 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 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

ments.

NOTICE OF SALE

an accurate survey or by an an accurate survey or 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 EMPSON INVESTMENTS. EMPSON INVESTMENTS LLC , DAVID GLEN RUSAW, 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 holder of the Security Deed. The entity having full withcits to proceed the confirmation and audit to final confirmation and the status of the status of the security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is:
BSI Financial Services, Loss
Mitigation Dept., 314 S.
Franklin Street PO Box 517,

Attn: Cashiering, Titusville, PA 16354, Telephone Num-ber: 800-327-7861. Nothing in O.C.G.A. Section 44-14ber: 800-327-7861. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify inegoriate, amend, or imodify the terms of the mortgage instrument. WILMINGTON SAVINGS FUND SOCIETY, FSB NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE ON BET OWNER TRUSTEE ON BEHALF OF ANTLER MORTGAGE TRUST 2021-RTL1 as
Attorney in Fact for EMPSON
INVESTMENTS LLC 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 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. BSI-22-02917-1 Ad Run Dates 08/10/2022, 208/13/2022 08/13/2022

08/31/2022 950-78491 8/10,17,24,31,2022 Notice of Sale Under Power State of Georgia,

Dates 08/17/2022,

County of Gwinnett
Under and by virtue of the
Power of Sale contained in a
Security Deed given by
Richard H. Fisher II to Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Home

08/24/2022

FORECLOSURE

County Courthouse

to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and Loans, Inc. (the Secured Creditor), dated September 24, 2003, and Recorded on October 8, 2003 as Book No. (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. MidFirst Bank, through its division Midland Mortgage is the en-tity with authority to negoti-35271 and Page No. 161, Gwinnett County, Georgia records, conveying the afterdescribed property to secure a Note of even date in the original principal amount of \$122.104.00, with interest at ate, amend and modify the the rate specified therein, as last assigned to **BankUnited** terms of the Note and Secu-rity Deed. MidFirst Bank, through its division Midland last assigned to Bankunited
N.A. by assignment that is
or to be recorded in the
Gwinnett County, Georgia
Records, there will be sold
by the undersigned at public
outcry to the highest bidder
for cash at the Gwinnett
County Courthouse within Mortgage?s address is 999
N.W. Grand Blvd., Oklahoma
City, OK 73118. MidFirst
Bank, through its division
Midland Mortgage may be
contacted by telephone at 1800-552-3000. To the best
of the undersigned?s knowl-County Courthouse within the legal hours of sale on the first Tuesday in September, 2022, the following described property: All that tract or parcel of land lying and being in Land Lot 37 of the 7th District of Gwinnett of the undersigned's knowledge and belief, the party in possession of the property is believed to be Risa L. Giovengo and Sheron L. Honeycutt, or tenant(s). MidFirst Bank, as Transferee, Assignee, and Secured Creditor As attorney-in-fact for the aforesaid Grantor Campbell & Brannon, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connector, Suite 350 Atlanta, 630342 (770) 392-0041 20edge and belief, the party in County, Georgia, being shown and designated as Lot 43, Block A, Waterford shown and designated as Lot 43, Block A, Waterford Park Subdivision, Unit II, Gwinnett County, Georgia, Gwinnett County, Georgia, according to a plat of subdivision recorded in Plat Book 48, Page 226, Gwinnett County, Georgia records, which plat is incorporated by nector, Suite 350 Atlanta, GA 30342 (770) 392-0041 20-6197F2 THIS LAW FIRM MAY BE HELD TO BE ACT-ING AS A DEBT COLLEC-TOR, UNDER FEDERAL LAW. IF SO, ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-77377 8/10,17,24,31, 2022 reference herein and made a part hereof. Tax ID: R7037 202 The debt secured by said Security Deed has been and is hereby declared due hereause of among other. 950-77377 8/10,17,24,31,2022 Notice of Sale Under Power Georgia,
GWINNETT County
Under and by virtue of the
Power of Sale contained in a

because of, among other possible events of default, possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed.

Because the debt remains in default, this calculations. default, this sale will be made for the purpose of paying the same and all ex-penses of this sale, as pro-vided in the Security Deed and by law, including attor-ney's fees (notice of intent to Deed to Secure Debt given by SHELLEY HANNON and DANIEL HANNON to Mortgage Electronic Registration Systems, Inc. as nominee for COUNTRYWIDE BANK, FSB, dated March 31, 2009, and recorded in Deed Book, 49696, Page 0300, GWINNETT County, Georgia records, and last assigned to Bank United N.A., conveying the after-described property to secure a Note of even date in the original principal amount of \$224,079.00, with interest at the rate specified therein, there will be sold by Deed to Secure Debt given by SHELLEY HANNON and collect attorney's fees having been given). BankUnited N.A. holds the duly endorsed Note and is the current assignee of the Security Deed signee of the Security Deed to the property. Carrington Mortgage Services, LLC is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. §44-14-162.2, Carrington Mortgage Services, LLC may be contacted at: 1-800-790-9502 or by writing to 1600 South Douglass Road, Suite 110 and 200-A, Anaheim, CA 92806-5951. Please note that, pursuant to O.C.G.A. therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Court-house door of GWINNETT CA 9200-939. Flease floor, that, pursuant to O.C.G.A. §44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the County, Georgia, within the legal hours of sale on the first Tuesday in October, 2022, to wit: October 4, 2022, the following described property: LAND SIT-UATED IN COUNTY OF undersigned, the party/parties in possession of the subject property known as 2560 WATERFORD PARK DRIVE, LAWRENCEVILLE, GA 30044 is/are: Richard H. UATED IN COUNTY OF GWINNETT, STATE OF GEORGIA ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 184 OF THE 17TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 8, BLOCK "A" FOXWORTH ESTATES SUBDIVISION, UNIT, PER PLAT RECORDED IN PLAT BOOK 48, PAGE 10, GWINNETT COUNTY, GEORIA RECORDS, WHICH Fisher II or tenant/tenants Said property will be sold subject to (a) any outstanding ad valorem taxes (ining ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and in-spection of the property, and (c) all matters of record su-perior to the Security Deed first set aut above including GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE. CKA: 3575 FOXWORTH TRAIL, BUFORD, GA 30519 PARCEL NUMBER: R7184-053 The debt secured by said Deed to Secure Debt has been and is hereby de-clared due because of, among other possible events of default, failure to pay the indebtedness as and when first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, ease ments, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of indebtedness as and when due and in the manner pro-vided in the Note and Deed to Secure Debt. The debt re-maining in default, this sale will be made for the purpose the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. §9-13-172.1, which allows for certain procedures reof paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees they are the garding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until figure 100 per provided until figure 100 per provided until formation and suit for ney's fees having been given). Said property is commonly known as 3575 FOXen). Said property is com-monly known as **3575 FOX-WORTH TRAIL BUFORD, GA** nal confirmation and audit of the status of the loan as prothe status of the loan as provided in the preceding para-graph. Funds used at sale shall be in certified funds and payable to "Bell Carring-ton Price & Gregg, LLC". BankUnited N.A. as Attorney tures and personal property attached to and constituting a part of said property. To the best knowledge and be-lief of the undersigned, the in Fact for Richard H. Fisher II. Any information obtained on this matter may be used by the debt collector to collect the debt. Pall Corrington party (or parties) in posses-sion of the subject property is (are): SHELLEY HANNON and DANIEL HANNON or tenant or tenants. Said property will be sold subject to (a) any outstanding ad vallect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File: 22-43755 950-77085 7/27,8/3,10,17,24,31,2022 orem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be dis-closed by an accurate survey and inspection of the prop erty, and (c) all matters of record superior to the Deed

950-77596 8/3,10,17,24,31,9/7,14,21, 28,2022 standing ad valorem taxes (including taxes which are a lien but not yet due and NOTICE OF SALE UNDER POWER CONTAINED IN SEpayable); any matters which might be disclosed by an accurate survey and inspection

of the property; any assess-ments, liens, encumbrances, zoning ordinances, restric-tions, and all other matters

said Security Deed The sale

will be conducted subject (1)

of record superior

CURITY DEED STATE OF GEORGIA, COUNTY Gwinnett Pursuant to a power of sale

contained in a certain security deed executed by **Shan**non Hare and Richard S. Hare a/k/a Richard Hare

UNDER POWER record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted STATE OF GEORGIA. COUNTY OF Gwinnett Pursuant to a power of sale contained in a certain securi-ty deed executed by Risa L. Giovengo and Sheron L. Honeycutt, hereinafter referred to as Grantor, to Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Bank, FSB recorded in Deep Rock 48901, beginning at subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) O.C.G.A. Section 9-13-172.1; and (3) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section Balik, PSB tectified in Deed Book 48891, beginning at page 426, as modified at Deed Book 54921, Page 202, and as clarified by affidavit at Deed Book 54198, Page 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-locure documents may not 654 and as clarified by affi davit at Deed Book 57461 Page 857, and as modified at Deed Book 58026, Page 444, of the deed records of the Clerk of the Superior Court of the aforesaid state closure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is: Carrington Mortgage Services, LLC Attention: Loss Mitigation Department 1600 South Doube provided until final confir and county, and by virtue of a default under the terms of said security deed, and the related note, the undersigned attorney-in-fact for the aforesaid Grantor (which attorney-in-fact is the present holder of said security deed and note secured thereby) will sell at the usual place of conducting Sheriff's tention: Loss Mitigation Department 1600 South Dou-glass Road. Suites 100 & 200-A Anaheim, CA 92806 1-800-561-4567 The forego-ing notwithstanding, nothing in O.G.A. Section 44-14-162.2 shall be construed to sales in said county within the legal hours of sale, to the highest bidder on the first Tuesday in September 2022, all property described in said security deed including but not limited to the following require the secured creditor to negotiate, amend or modi-fy the terms of the Deed to Secure Debt described heredescribed property: All that tract or parcel of land lying and being in Land Lot 43 of the 6th District of Gwinnett County, Georgia, being Lot 24, Block D, Summertown Subdivision Unit 1, as per part recorded in Plat Rook 2 Plat recorded in Plat Book 2, Page 187, Gwinnett County Records, said plat being in-corporated herein by refer-ence thereto. Said legal de-

in. This sale is conducted on behalf of the secured credi penali of the secured credi-tor under the power of sale granted in the aforemen-tioned security instrument, specifically being BANK UNITED N.A. as attorney in fact for SHELLEY HANNON Best and DANIEL HANNON Park-way Law Group, LLC 1755 North Brown Rose Suite 150 ence thereto. Said legal eco-scription being controlling, however, the Property is more commonly known as: 5293 Sandy Shoals Lane, Stone Mountain, GA 30087 Said property will be sold on an "as-is" basis without any perceptual for marchany Lawrenceville, GA 30043 404.719.5155 AUGUST 3, 404.719.5155 AUGUST 3, 10, 17, 24, 31, SEPTEMBER 7, 14, 21, 28, 2022 22-0091 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-7756 representation, warranty or recourse against the above-named or the undersigned. The sale will be subject to the following items which may affect the title: any out-