FORECLOSURE

TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 121 OF THE 5TH DISTRICT, GWINNETT

FORECLOSURE hereinafter referred to as Grantor, to Mortgage Electronic Registration Systems Inc. as nominee for Aegis Wholesale Corporation recorded in Deed Book 47938, beginning at page 846 and as modified at Deed Book 52997, Page 155, of the deed records of the Clerk of the Superior Court of the aforesaid state and county, and by virtue of a default under the terms of said security deed and the related note. ty 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 théreby) will sell at the usual place of conducting Sheriff's 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 described property: All that tract or parcel of land lying and being in Land Lot 127 of the 7th District, Gwinnett County, Georgia, being Lot 86, Block B, of Arbour Trace Subdivision, Unit Five, as per plat recorded in Plat Book 30, Page 36, Gwinnett County, Georgia, Records, reference to which plat is made for a complete description of the property; and being improved property known as 2440 Arbour Trace Terrace, according to the present system of numbering property in Gwinnett County, Georgia. Said legal description being controlling, however, the Property is more commonly known as: 2440 Arbour Trace Ter race, Suwanee, GA 30024 Said property will be sold on an "as-is" basis without any representation, warranty of 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 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 assess-ments, liens, encumbrances, zoning ordinances, restric-tions, and all other matters of record superior to the said Security Deed. 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. MidFirst Bank, through its division Midland Mortgage is the en-tity with authority to negotiate, amend and modify the terms of the Note and Security Deed. MidFirst Bank through its division Midland Mortgage's address is 999 N.W. Grand Blvd., Oklahoma City, OK 73118. MidFirst through its division Midland Mortgage may be contacted by telephone at 1-800-552-3000. To the best of the undersigned's knowledge and belief, the party in possession of the property is believed to be Shannon Hare and Richard S. Hare a/k/a Richard Hare, or tenant (s). MidFirst Bank, as Transferee, Assignee, and Secured Creditor As attorney-in-fact for the aforesaid Granton Campbell & Brannon, LLC
Attorneys at Law Glenridge
Highlands II 5565 Glenridge
Connector, Suite 350 Atlanta, GA 30342 (770) 3920041 22-6798F1 THIS LAW FIRM MAY BE HELD TO BE FIRM MAY BE HELD TO BE ACTING AS A DEBT COL-LECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE.

8/10,17,24,31,2022 NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF GWINNETT a Power of Sale curity Deed from Harold J. Hayes a/k/a Harold Jackson Hayes and Patricia D. Hayes a/k/a Patricia Diane Haves to Bank of America, NA, dated October 30, 2007 and recorded on November 15, 2007 in Deed Book 48430, Page 707, in the Office of the Page 707, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Sixty-One Thousand Two Hundred 00/100 (\$61,200.00) with interest thereon as provided therein, as last transferred to Towd Point Mortgage Trust Asset-Backed Securities, Series Backed Securities, Series 2019-SJ2, U.S. Bank Na-tional Association, as In-denture Trustee, recorded in Deed Book 59854, Page 100, aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as has or may be lawfully designated as an alternative location, 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 LAND LYING AND BEING IN LAND LOT(S) 119 OF DISTRICT 7, GWINor at such place as has or 119 OF DISTRICT 7, GWIN-NETT COUNTY, GEORGIA, NETT COUNTY, GEORGIA,
BEING LOT(S) 9, BLOCK C,
FINDLEY ESTATES SUBDIVISION, AS PER PLAT
RECORDED IN GWINNETT
COUNTY COUNTY, GEORGIA RECORDS. BEING AND IN-TENDING TO DESCRIBE THE SAME PREMISES CON-VEYED IN A DEED RECORD-ED 09/01/1987, IN BOOK 4584, PAGE 348. Said property may more commonly be known as 2934 Seagull Drive, Duluth, GA 30096. The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, non-payment of the monthly in-stallments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect at-

torney's fees having been given). The individual or entity that has full authority to

tity that has rull aumony to negotiate, amend and modify all terms of the loan is Spe-cialized Loan Servicing, LLC, 6200 S. Quebec Street,

6200 S. Quebec Street, Greenwood Village, CO. 80111, 800-315-4757. 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: a) zoning

ordinances; b) matters which would be disclosed by

an accurate survey or by an

an accurate survey or 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 pavable; d) special

assessments; e) the right of redemption of any taxing au-

FORECLOSURE

thority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned. the owners and party in possession of the property are Harold J. Hayes a/k/a Harold Jackson Hayes and Patricia D. Hayes a/k/a Patricia Diane Layes and or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code and 2) final confirmation and audit of the catalog. tion and audit of the status of the loan with the holder of the Security Deed. Towd Point Mortgage Trust Asset-Backed Securities, Series 2019-SJ2, U.S. Bank National Association as Indenture al Association, as Indenture Trustee as Attorney-in-Fact for Harold J. Hayes a/k/a Harold Jackson Hayes and Patricia D. Hayes a/k/a Patri-cia Diane Hayes Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite Old Water Oak Road, Sulte 203, Tallahassee, FL 32312; (850) 422-2520 Ad Run Dates: 08/10/22; 08/17/22; 08/24/22; 08/31/22 950-76652 8/10,17,24,31,2022

Notice of Sale Under Power. State of Georgia, County of GWINNETT. Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by **LEONARD HENDERSON** AND KELLI LANGLEY to WELLS FARGO HOME MORTGAGE, INC. , dated MORTGAGE, INC., dated 06/17/2003, and Recorded on 07/29/2003 as Book No. 33863 and Page No. 0041, GWINNETT County, Georgia records, as last assigned to WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO HOME TO WELLS FARGO HOME MORTGAGE INC (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$204,380.00, with interest at the rate specified therein. the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the GWINNETT County Courthouse within the legal hours of sale on the first Tuesday in September Tuesday in September, 2022, the following de-scribed property: ALL THAT TRACT OR PARCEL OF 2022. LAND LYING AND BEING IN LAND LOT 151 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING COUNTY, GEORGIA, BEING
LOT 1, BLOCK E, UNIT ONE,
GATES MILL, AS PER PLAT
RECORDED IN PLAT BOOK
47, PAGE 135, GWINNETT
COUNTY RECORDS. REFERENCE TO SAID PLAT IS
HEREBY MADE FOR A COMBLETTE DESCRIPTION OF PLETE DESCRIPTION OF THE PROPERTY HEREIN DESCRIBED. SAID PROPER-TY IS IMPROVED PROPER-TY KNOWN AS 1464 MIL-LENIAL LANE, ACCORDING
TO THE PRESENT SYSTEM
OF NUMBERING PROPERTY
IN GWINNETT COUNTY,
GEORGIA. The debt secured by said Deed to Secure Debt hás been and is hereby de clared 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 Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paving the same and all expenses of this sale

as provided in the Deed to Secure Debt and by law, in-cluding attorney's fees (no-tice of intent to collect attorney's fees having been giv-en). WELLS FARGO BANK SUCCESSOR MERGER TO WELLS FARGO HOME MORTGAGE INC holds the duly endorsed Note and is the current assianee of the Securi to the property. WELLS FAR-GO BANK, N.A., acting on behalf of and, as necessary, in consultation with WELLS FARGO BANK, N.A. S CESSOR BY MERGER WELLS FARGO HOME MORTGAGE INC (the current investor on the loan), is the entity with the full authority to negotiate, amend, and to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, WELLS FARGO BANK, N.A. may be contact-ed at: WELLS FARGO BANK, N.A. TATEVIEW. 3476 STATEVIEW FORT MILL, SC N.A., BLVD., 29715, 800 288 3212. Please note 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.

the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 1464 MILLENNIAL LANE, LAWRENCEVILLE, GEORGIA 30045 is/are: LEONARD HENDERSON AND KELLI LANGLEY or tenant/tenants. 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) any matters which might be displaced by a payable by the payable by t closed by an accurate survey and inspection of the prop erty, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc.
The sale will be conducted subject to (1) confirmation

that the sale is not prohibit ed under the U.S. Bankrupt-cy Code; and (2) final con-firmation 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 nonjudicial 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 status of the loan as provided in the preceding paragraph. WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE INC as Attorney in Fact for LEONARD HENDERSON AND KELLI LANGLEY, THIS LAW FIRM IS vided until final confirmation LEY, THIS LAW FIRM IS
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE.
00000000435652 BARRETT

00000009435652 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addi-son, Texas 75001 Tele-phone: (972) 341 5398. 8/10,17,24,31,2022 Notice of Sale

State of Georgia, County of GWINNETT.

Under and by virtue of the Power of Sale contained in a

by GREGORY HINTON AND

FORECLOSURE DAPHNE HINTON to MORT-GAGE ELECTRONIC REGIS-TRATION SYSTEMS, INC. (??MERS??) AS NOMINEE FOR HOME TEAM FINAN-CIAL, LLC , dated 05/19/2006, and Recorded on 05/26/2006 as Book No. GWINNETT County, Georgia records, as last assigned to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CREATER THE CREATER OF THE CR HOLDERS CWABS, INC., ASSET BACKED CERTIFI-CATES, SERIES 2006 9 (the CATES, SEHIES 2006 9 (most signment, conveying the after described property to secure a Note of even date in the original principal amount of \$196,200.00, with interest at the rate specified therein, there will be sold by the undersigned at public outro, the dersigned at public outcry to the highest bidder for cash at the GWINNETT County Courthouse within the legal Hours of sale on the first Tuesday in September 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT #163 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 3, BLOCK A, UNIT ONE OF CROSSGATE SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 54, PAGE 10A, LATER ASSIGNED PAGE 110, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THE DESCRIPTION. The debt secured by hours of sale on the first Tuesday in September, PART OF THE DESCRIP-TION. The debt secured by said Deed to Secure Debt has been and is hereby declared due because among other possible events 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 Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, in-cluding attorney's fees (notice of intent to collect attortice of intent to collect attor-ney's fees having been giv-en). THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFI-CATEHOLDERS. CWABS, CATEHOLDERS CWABS, INC., ASSET BACKED CERTIFICATES, SERIES 2006 9 holds the duly endorsed Note and is the current assignee of the Security Deed to the property. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, L.P. acting on behalf of and, as necessary, in consultation with THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK MELLON FKA STRUSTEE FOR THE CERTIFICATEHOLDERS. CWABS, INE BANK OF NEW YORK
AS TRUSTEE FOR THE CRATIFICATEHOLDERS CWABS,
INC., ASSET BACKED CERTIFICATES, SERIES 2006 9
(the current investor on the loan), 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, BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP may be contacted at: BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP may be contacted at: BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP MAY BE CORPORATE DRIVE, PLANO, TX 75024, 800 669 6650. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend omodify the terms of the loan. To the best knowledge and belief of the undergingd To the best knowledge and belief of the undersigned, the party/parties in posses-sion of the subject property known as 137 THE ES-PLANADE WAY, LO-GANVILLE, GEORGIA 30052 is/are: GREGORY HINTON AND DAPHNE HINTON or tenant/tenants. 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) any mat-ters which might be dis-closed by an accurate survey and inspection of the prop-erty, and (c) all matters of erry, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning

strictions, covenants, etc

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. 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 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 and audit of the status of the loan as provided in the preceding paragraph. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-

FOR THE CERTIFICATE-HOLDERS CWABS, INC., ASET BACKED CERTIFICATES, SERIES 2006 9 AS Attorney in Fact for GREGO, HOLDERS CHAPTER SERIES 2006 9 AS ATTORNEY HINTON AND DAPHNE HINTON. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. PURPOSE. PURPOSE.
0000009553900 BARRETT
DAFFIN FRAPPIER TURNER
& ENGEL, LLP 4004 Belt
Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.
950- 78418 78418 8/10,17,24,31,2022,

NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF

GWINNETT Under and by virtue of the power of sale contained with that certain Security Deed dated January 24, 2007, from Okero Hylton and Pauline McLean to Mortgage Electronic Registration Systems, Inc., as nominee for Fremont Investment and Loan, recorded on February
27, 2007 in Deed Book
47609 at Page 0671 Gwinnett County, Georgia
records, having been last
sold, assigned, transferred
and conveyed to THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK as Trustee for HOME EQUITY LOAN TRUST 2007-FRE1 by Assignment and said Security Deed having been given to secure a note dated January 24, 2007, in the amount of \$350,000.00, and said Note being in default the under being in default, the under signed will sell at public outsigned will sein a public during the legal hours of sale before the door of the courthouse of Gwinnett County, Georgia, on October 4, 2022 the following described real property (here-poster schored to a cetter.)

inafter referred to as the "Property"): ALL THAT

FORECLOSURE

LAND LOI 121 OF IHE 51H
DISTRICT, GWINNETT
COUNTY, GEORGIA AND BEING LOT 38, BLOCK G, OF
WELLINGTON WALK SUBDIVISION, UNIT TWO. PER
PLAT OF SURVEY RECORDED IN PLAT BOOK 87, PAGE
216, GWINNETT COUNTY,
GEORGIA RECORDS, SAID
PLAT IS INCORPORATED
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 payments as required by 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 intention to collect attorneys' fees has been given as provided by law. To the best of the undersigned's knowledge, the dersigned's knowledge, the person(s) in possession of the property is/are Okero Hylton and Pauline McLean. The property, being commonly known as 812 Mount Mckinley Way, Grayson,
GA, 30017 in Gwinnett
County, will be sold as the
property of Okero Hylton
and Pauline McLean, subject and Pauline MicLean, subject to any outstanding ad val-orem taxes (including taxes which are a lien and not yet due and payable), any mat-ters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments liens enand inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to O.C.G.A.Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate amend

thority to negotiate, amend or modify all terms of the or modify all terms of the above described mortgage is as follows: Nationstar Mortgage LLC d/b/a Mr. Cooper, 350 Highland Drive, Lewisville, TX 75067-4177, 888-480-2432. The foregoing notwithstanding, nothing in 0.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and the sale is not prohibited that the sale is not prohibited to the sal mation and audit of the status of the loan with the holder of the Security Deed. Albertelli Law Attorney for THE BANK OF NEW YORK MELLON 17/4/2 THE BANK OF NEW YORK AS Trustee for HOME EQUITY LOAN TRUST 2007-FRE1 as Attorney in Fact for Okero Hylton and Pauline McLean 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373 4242 By: Rohan Rupani ESQ mation and audit of the sta-GA 30339 Phone: (7/0) 373-4242 By: Rohan Rupani ESQ For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 20-006001 A

4755739 08/17/2022, 08/31/2022, 09/14/2022, 09/21/2022 09/28/2022

950-78389 8/10,17,24,31,9/7,14,21,28, 2022

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER **POWER**

Capital Partners

Toorak Capital Partners LLC, a Delaware limited lia-bility company (Lender), un-der and by virtue of the pow-er of sale contained in that certain Deed to Secure Debt, Accimpant of Parts and Assignment of Rents and Security Agreement (the Security Deed), dated April 30, 2019, recorded on May 2, 2019, in the Gwinnett County, Georgia, Land Records (the Records) in Deed Book 56563, Page 688, executed and delivered by International Property Consortium LL all delivered by international Property Consortium LLC (Borrower) to RCN Capital, LLC, a Connecticut limited liability company, the original lender, which Security Deed secures indebtedness evi-denced by a Commercial Promissory Note (the Note) dated April 30, 2019, in the original principal amount of \$117,975.00. Lender, being the current owner and holder of the Security Deed, as reflected by that certain Assignment of Security Deed dated May 2, 2019, and recorded in the Records on June 19, 2019, in Deed Book 56672, Page 284, and Lender acting in its capacity as attorney-in-fact for Borrower, will sell at public outcry to the highest bidder for original principal amount of \$117,975.00. Lender, being cry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on September 6, 2022, certain real property (Land), legally described as: ALL THAT TRACT OR PAR-ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 179, 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, CON-TAINING ONE (1) ACRE AS SHOWN ON A PLAT OF SURVEY FOR CLARENCE DAYTON PREPARED BY HANNON AND MEEKS SUR-VEYORS APRIL 25 1968 HANNON AND MEEKS SURVEYORS, APRIL 25, 1968,
RECORDED IN PLAT BOOK
O, PAGE 232, GWINNETT
COUNTY RECORDS, AND
MORE PARTICULARLY DESCRIBED ACCORDING TO
SAID PLAT AS FOLLOWS:
BEGINNING AT THE POINT
OF INTERSECTION OF THE
NORTHERLY RIGHT OF
WAY LINE OF SPRINGI AKF OF INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF SPRINGLAKE ROAD, ALSO KNOWN AS OLD WINDER ROAD, (A 60 FOOT RIGHT OF WAY), WITH THE CENTER LINE OF PAPER MILL ROAD AND RUNNING THENCE SOUTH 86 DESTA 1203.2 FEET TO AN IRON PIN: RUNNING THENCE SOUTH 86 DESTA 1203.2 FEET TO AN IRON PIN: RUNNING THENCE SOUTH 86 DESTA 1203.2 FEET TO AN IRON PIN ON THE NORTHWESTERLY LINE OF PROPERTY OF G. J.

ON THE INDITIVESTIELS.

UNITED PROPERTY OF G. J.

YANCEY; RUNNING THENCE
SOUTH 21 DEGREES 19

MINUTES WEST ALONG
THE LINE OF SAID YANCEY
PROPERTY 210 FEET TO AN
IRON PIN ON THE
NORTHERLY RIGHT OF
WAY LINE OF SPRINGLAKE
ROAD; RUNNING THENCE
NORTH 86 DEGREES 13

MINUTES WEST ALONG
THE NORTHERLY RIGHT OF
WAY LINE OF SPRINGLAKE
ROAD 232.3 FEET TO THE
POINT OF INTERSECTION
OF THE NORTHERLY RIGHT
OF WAY LINE OF
SPRINGLAKE ROAD AND
THE CENTER LINE OF
SPRINGLAKE ROAD AND
THE CENTER LINE OF
ERMILL ROAD, WHICH IS
THE PLACE OR POINT OF
BEGINNING.
LESS AND EXCEPT LINE OF PROPERTY OF G. J

BEGINNING. LESS AND EXCEPT: The property conveyed to Gwinnett County by Deed dated 1/4/2008 and recorded in Deed Book 48565, Page 105, Gwinnett County, Georgia Pagedo. gia Records. Together with (collectively, the Property):
All right, title, and interest FORECLOSURE

streets, roads, alleys, ease-ments, rights-of-way, licenses, rights of ingress and egress, vehicle parking rights and public places, existing or proposed, abutting, addisont used in connection adjacent, used in connection with or pertaining to the real property or the Improve-ments (as hereinafter de-fined), (ii) any strips or gores between the real prop-erty and abutting or adjacent properties, and (iii) all water and water rights, timber, crops and mineral interests pertaining to the real property (such real property and other rights, titles, and interests being beginning to the rights. ests being hereinafter some-times called the Land): All buildings, structures, improvements now constructed or at any time in the future constructed or placed upon the Land, including any future alterations, replace-ments and additions (the Im-

provements);
All fixtures and system and articles of personal property, of every kind and character, now owned or hereafter acquired by Borrower which are now or hereafter is attached to the Land or the Improvements so as to constitute a fixture under the laws of the state of Georgia, and under the state of Georgia. and used in or necessary to complete the proper plan-ning, development, use, oc-cupancy or operation thereof or acquired (whether delivered to the Land or stored elsewhere) for use or instal-lation in or on the Land or the Improvements, and all renewals and replacements of, substitutions for and additions to the foregoing (all of which are herein sometimes referred to together as

times referred to together as Accessories); All (i) plans and specifications for the Improvements; (ii) approvals, entitlements and contracts relating to the Land or the Improvements or the Accessories or any part thereof; (ii) deposits including, but not limited to, Borrrowers rights in tenants Borrowers rights in tenants security deposits (if any), deposits with respect to utility services to the Land or the Improvements or the Acces sories or any part thereof and any deposits or reserves hereunder or under any other Loan Documents (as hereinafter defined) for taxes, insurance or otherwise, funds, accounts, contract rights, instruments, documents, commitments, general intangibles, notes and chattel paper used in connection with or arising from or by virtue of any transactions related to the Land or the Improvements or the Acand any deposits or reserves the Improvements or the Accessories or any part thereof; (iv) permits, licenses, franchises, bonds, certificates and other rights and privileges obtained in con-nection with the Land or the Improvements or the Accessories or any part thereof;
(v) leases, rents, royalies, bonuses, issues, profits, rev enues and other benefits of the Land, the Improvements and the Accessories; and (vi) other properties, rights, titles and interests, if any, specified in any Section of the Security Deed as being part of the Premises; All rents (whether from residential or non-residential space), revenues, and other income of the Land or the Improvements, parking fees, laundry and vending ma-chine income and fees and charges for food, health care and other services provided at the Premises, whether

now due, past due or to be-come due, and deposits for-feited by tenants, and, if Bor-rower is a cooperative hous-ing corporation or associamaintenance fees charges or assessments payable by shareholders or payable by shareholders of residents under proprietary leases or occupancy agree-ments, whether now due, past due, or to become due (all of which are herein sometimes referred to to-

gether as the Rents);
All present and future leases, subleases, licenses, concessions or grants or other possessory interests now or hereafter in force, whether oral or written, covering or affecting the Premises, or any portion of the Premises (including proprietary leases or occupancy agreements if Borrower is a cooperative housing corporation), and all modifications, extensions or renewals (all of which are herein sometimes referred to together as the Leases); All proceeds, proc

All proceeds, products, consideration, compensation and recoveries, direct or consequential, cash and noncash, of or arising from, noncash, of or arising from, as the case may be, (1) the properties, rights, titles and interests referred to above in paragraphs (A), (B), (C), (D), (E), and (F); (ii) any sale, lease or other disposition thereof; (iii) each policy of insurance relating thereto (including premium refunds); (iv) the taking thereof or of any rights appurtenant thereto by eminent domain or sale in lieu thereof for public or quasi-public of for public or quasi-public use under any law; and (v) any damage thereto whether caused by such a taking (including change of grade of streets, curb cuts or other interest, curb cuts or other interest.

rights of access) or other-wise caused; and
All other interests of every kind and character, and pro-ceeds thereof which Borrowconfirmation 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 er now has or hereafter acquires in, to or for the bene-fit of the properties, rights, titles and interests referred 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: Carrington Mortgage Services, LLC, Loss Mitigation Dept., 1600 South Douglass Road Suite 200A, Anaheim, CA 92806, Telephone Number: 800-561-4567. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to Deed. The entity having full to above in paragraphs (A), (B), (C), (D), (E), (F), (G), and all property used or useful in connection therewith, including, but not limited to, remainders, reversions and reversionary rights or inter-

To the best knowledge of Lender, the Property is in the legal possession of Borrow-

er. The Property will be sold on an AS IS, WHERE IS basis without recourse against Lender, without representation or warranty of any kind or nature whatsoever with respect thereto, without any assurance afforded to the exact acreage and square footage contained in the Land description, and subject to all of the following, without limitation: all outstanding taxes, as-sessments, and utility bills

which are valid liens and encumbrances upon any of the Property and which are prior in right to the lien and secu-rity interest of Lender (including taxes which are liens, but not yet payable); any and all easements, restrictions, covenants, encumbrances and other matters which would be reters which would be revealed by an inspection or accurate survey of the Land; all valid zoning ordinances, and any and all easements, limitations, restrictions, reservations, covenants, and

950-78057

8/10,17,24,31,2022

NOTICE OF SALE

UNDER POWER

which the Security Deed is subordinate in terms of priority.

The proceeds of the sale of the Property will be applied

encumbrances of record to

FORECLOSURE

in accordance with the Security Deed to the payment of the indebtedness owed to Lender under the Security Deed and Note, and to the payment of all expenses of sale to the extent provided by Georgia law. Lender reserves the right to credit bid at the sale all or a portion of the unpaid indebtedness owed to Lender under the Security Deed and Note. Notice has been given, in writing and by certified mail, return receipt requested, to Borrower of the name, address, and telephone number of the individual or entity who shall have full authority to negotiate, amend, and Lender under the Security or Court of Gwinnett County negotiate, amend, modify all terms of the Security Deed and Note thereby secured in accordance with O.C.G.A. Section 44-14-162.2(a), and such person may be contacted by and through his agent, counsel for Lender at the name, address and telephone number below.
THIS PUBLICATION IS AN

ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED IN THIS REGARD WILL BE USED FOR THE PURPOSE OF COLLECTION.
Toorak Capital Partners as attorney-in-fact for Inter-national Property Consor-tium LLC

Counsel for Lender: John R. Morris Polsinelli PC 1201 West Peachtree Street NW, Suite 1100 Atlanta, Georgia 30309 404.253.6274#Georgia 30309 404.253.6274

950-78144 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 Security Deed from FERNANDO JIMENEZ to MORT-GAGE ELECTRONIC REGISTRATION SYSTEMS IN THE SALE OF GAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
AS GRANTEE, AS NOMINEE
FOR COUNTRYWIDE HOME
LOANS, INC., dated May 15,
2001, in Deed Book 23535,
Page 12, Gwinnett County,
Georgia Records, said Security Deed having been given
to secure a Note of even
date in the original principal
amount of Ninety-Three
Thousand Four Hundred
Ninety-Two and 00/100 dollars (\$93,492.00), with interest thereon as provided for
therein, said Security Deed
having been last sold, assigned and transferred to
BANK OF AMERICA, N.A., BANK OF AMERICA, N.A., 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, 2022, all property described in said Security Deed including but not limited to the following described property. Ing but not limited to the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 247 OF
THE 6TH DISTRICT OF
GWINNETT COUNTY, GEORGIA, BEING LOT 20, BLOCK
C. LAKE WINDSOR
HEIGHTS SUBDIVISION, AS
SHOWN ON PLAT OF SUBJECT PROPERTY RECORDED AT PLAT BOOK F, PAGE
140A, GWINNETT COUNTY,
GEORGIA REAL ESTATE
RECORDS, WHICH PLAT IS
INCORPORATED HEREIN BY
REFERENCE AND MADE A INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. BEING IMPROVED PROPERTY KNOWN AS 122 NORTH WOODLAND DRIVE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA. Said legal description being controlling, however the property is more commonly known as 122 NORTH WOODLAND DRIVE, DORAV-

WOODLAND DRIVE, DORAV

all zoning ordinances; as-

sessments; liens; encum

restrictions

brances:

08/31/22 950-76646 8/10,17,24,31,2022 ILLE, GA 30340-1424. The indebtedness secured by said Security Deed has been NOTICE OF SALE UNDER POWER
Under and by virtue of the
Power of Sale contained in a
Security Deed given by Krsha 2005. LLC to Gain
Team, LLC, dated November 1, 2012, recorded in
Deed Book 52788, Page
0841, Gwinnett County,
Georgia Records, conveying
the after-fescribed property 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 expensate the sale including at es of the sale, including at-torneys' fees (notice to col-lect same having been given) and all other pay-ments 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 un-dersigned. The sale will also be subject to the following es of the sale, including atdeorgia Recoros, conveying the after-described property to secure a Note in the origi-nal principal amount of ONE HUNDRED NINETY FIVE THOUSAND AND 0/100 DOLLARS (\$195,000.00), be subject to the following items which may affect the title: any outstanding ad val-orem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of

with interest thereon as set forth therein, and Last trans-ferred to **SANDERWALA**, **LLC** through the assignment of Deed recorded on March 10. 2014, in Deed Book 52816 Page 0440, Gwinnett County, Georgia Records. Following described property will be sold at public outcry to the highest bidder for cash any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an al-ternative, within the legal hours of sale on the first Tuesday is Contemper 2022 brances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is FERNANDO JIMENEZ, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Tuesday in September 2022.
For Property Description,
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 oth-er possible events of default, failure to pay the indebted-ness as and when due and 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 same and all expenses of this sale, as provided in Security Deed and by law.
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a line but taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning 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. BANK OF AMERICA, N.A. as Attorney in Fact for FERNANDO JIMENEZ 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-16-01311-27 Ad Run Dates 08/10/2022, 08/17/2022, 950-78057 ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Sanderwala, LLC is the holder of the Note and Security Deed to the property in acer of the Note and 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: Sanderwala, LLC. 1946 Ridgedale Dr. Snellville, GA 30078. To the best knowledge and belief of the undersigned, the party in possession of the property is Krisha 2005, LLC. The sale will be conducted subject (1) to confirmation that ject (1) to confirmation that the sale is not prohibited un-der the U.S. Bankruptcy Code and (2) to final confir-

tus of the loan with the holder of the security deed.
Sanderwala, LLC, as Attorney in Fact for Krisha 2005, LLC. STATE OF GEORGIA, COUNTY OF GWINNETT EXHIBIT A: All that tract or By virtue of a Power of Sale contained in that certain Se-EXHIBIT A: All that tract or parcel of land lying and be-ing in the Land Lot 119 of the 5th District of Gwinnett County, Georgia, being known as Lot 77, Block A, Unit Four of Great Oaks Landing Subdivision, as curity Deed from Clifton D. Kildare to Mortgage Elec-tronic Registration Systems, Inc., as nominee for Paramount Residential Mortgage Group, Inc., dated June 15, 2020 and recorded Landing Subdivision, as shown in Plat Book 82, Page

mation and audit of the sta-

FORECLOSURE

on June 19, 2020 in Deed Book 57578, Page 74, in the Office of the Clerk of Superi-163, Gwinnett County Records. Said property is also known as **813 Cork Oak** Lawrenceville. **30045** with Parcel ID R5519 950-78259 8/10,17,24,31,2022

Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Two Hundred Four Thou-Notice of Sale sand Nine Hundred Twenty sand Nine Hundred Twenty-Four and 00/100 dollars (\$204,924.00) with interest thereon as provided therein, as last transferred to Ameri-home Mortgage Company, LLC, recorded in Deed Book 59540, Page 270, aforesaid records, will be sold at pub-lic outcry to the highest bid-der for cash before the courthouse door of Gwinnet County, Georgia, or at such Under Power
Georgia,
Gwinnett County
Under and by virtue of the
Power of Sale contained in a
Deed to Secure Debt given
by Mark A. Lauterman to
Mortgage Electronic Registration Systems Inc. tration Systems, Inc. ("MERS") as nominee for Countrywide Bank, FSB, dated September 26, 2007, and recorded in Deed Book courthouse door of Gwinnett County, Georgia, or at such place as has or may be lawfully designated as an alternative location, 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. All that tract or parcel of land lying and being in Land Lot 4 of the 6th District, Gwinnett County, Georgia. 48307, Page 803, Gwinnett County, Georgia records, as last transferred to Wilming ton Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely as Owner Trustee of CSMC 2017-RPL1 Trust. Mortgage-Backed Notes, Series 2017-RPL1 by As-signment recorded in Deed Book 55430, Page 70, Gwin-nett County Coordinates Gwinnett County, Georgia, being Lot 51, Block A, Lake-side Ridge Subdivision, Unit One, as per plat recorded in Plat Book 94, Pages 15-17, and revised in Plat Book 95, nett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$194,850.00, with interest at Page 282, Gwinnett County Records, which said plat is incorporated herein by this the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door reference and made a part of this description, being im-proved property. Said property may more commonly be known as 4256 Shoreside Circle, Snellville, GA 30039. of Gwinnett County, Georgia of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday 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 69 of the 7th District of Evinnett County. Georgia The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, non-payment of the monthly in-stallments on said loan. The debt remaining in default, this sale will be made for the one, Hambridge Worth, as per plat recorded in Plat Book 50, Page 93, Gwinnett County, Georgia records, said plat being incorporated herein and made a part herepurpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given). The individual or enof by reference; being prop-erty known as No. 282 Intity that has full authority to erty known as No. 282 Inwood Trail, according to the present system 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 other possible events of default, failure to pay the indebtedness as and when due and in the Mote tity that has full authority to negotiate, amend and modify all terms of the loan is AmeriHome Mortgage Company, LLC, 425 Phillips Blvd, Ewing, NJ 08618. Said property will be sold on an "asis" basis without any representation, warranty or recourse against the abovenamed or the undersigned. The sale will also be subject to the following items which to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by 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 expenses of an accurate survey or 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) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said an accurate survey or by an this sale, as provided in the constitute liens upon said property; g) all restrictive covenants, easements. covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the procession of the processi

Deed to Secure Debt and by law, including attorney?s fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as 282 inwood Trail, Lawrenceville, GA 30043, together with all fixtures and personal prop-erty attached to and constituting a part of said proper-ty. To the best knowledge and belief of the under-signed, the party (or parties) in possession of the subject property is (are): Mark A. Lauterman or tenant or ten-Lauterman or tenant or ten-ants. Said property will be sold subject to (a) any out-standing ad valorem taxes (including taxes which are a lien, but not yet due and 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 Deed to Secure belt first set out above, in-cluding, but not limited to, assessments, liens, encum-brances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) O.C.G.A. Section 9-13-172.1; and (3) final confirmation and audit of the status of the loan with the holder of the

session of the property are Clifton D. Kildare and or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not probleted under the LIS

mation that the salé is not prohibited under the U.S. Bankruptcy code and 2) final confirmation and audit of the status of the loan with the holder of the Security Deed. AmeriHome Mortgage Company, LLC as Attorney-in-Fact for Clifton D. Kildare Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 Ad Run Dates: 08/10/22; 08/24/22; 08/17/22; 08/24/22;

08/24/22:

08/17/22

security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the cedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be pro-vided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full 162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc. Attention: Loss Mitigation Department 3217 S. Decker Lake Drive Salt Lake City, Utah 84119 1-888-818-6032 The foregone notwithstanding, nothing and the second support of the second secon ing notwithstanding, nothing in OC.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend or modify the terms of the Deed to Secure Debt described here-in. This sale is conducted on behalf of the secured credi-for under the power of sale granted in the aforemen-tioned security instrument, specifically being Wilming-ton Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity fy the terms of the Deed to not in its individual capacity but solely as Owner Trustee of CSMC 2017-RPL1 Trust, Mortgage-Backed Notes, Series 2017-RPL1 as attorney in fact for Mark A. Lauterman Richard B. Maner, P.C. 180 Interstate N Parkway, Suite 200 Atlanta, GA 30339 SUITE 200 ATIANTA, GA 30339
404.255.6385 THIS LAW
FIRM IS ACTING AS A DEBT
COLLECTOR ATTEMPTING
TO COLLECT A DEBT. ANY
INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE, FC22-073
950-7839 950-78398 8/10,17,24,31,2022

NOTICE OF SALE **UNDER POWER**

STATE OF GEORGIA
COUNTY OF GWINNETT
Under and by virtue of the
power of sale contained with that certain Security Deed dated June 2, 2005, from Calvin Lewis, Jr. and Ikuyo Okama Lewis to Centex

Okama Lewis to Centex Home Equity Company, LLC, recorded on June 22, 2005 in Deed Book 43238 at Page 0149-0171 Gwinnett County, Georgia records, having been last sold, assigned, transferred and conveyed to THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR In interest to JP Morgan Chase Bank, N.A., as Trustee for interest to JP Morgan Chase Bank, N.A., as Trustee for Centex Home Equity Loan Trust 2005-D by Assignment and said Security Deed having been given to secure a note dated June 2, 2005, in the amount of \$192,352.50, and said Note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Gwinnett County, house of Gwinnett County house of Gwinnett County, Georgia, on September 6, 2022 the following described real property (hereinafter re-ferred to as the "Property"): ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 275, 7TH DISTRICT, GWINNETT

COUNTY, GEORGIA, BEING LOT 2, BLOCK B, LAKEFIELD FOREST, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 52, PAGE 190, GWIN-NETT COUNTY RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIP-TION. The debt secured by the Security Deed and evi-denced by the Note and has been, and is hereby, de-clared due and payable because of, among other pos-sible events of default, fail-

FORECLOSURE

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 the undersigned's knowledge, the person(s) in possession of the property is/are Calvin Lewis, Jr. and Ikuyo Okama Lewis. The property, being commonly known as 215 Chandler Court, Sugar Hill, GA, 30518 in Gwinnett County, will be sold as the property of Calvin Lewis, Jr. and Ikuyo Okama Lewis, subject to any 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 which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed Purceapt to curity Deed. Pursuant O.C.G.A.Section 44-44-14individual or entity who shall have the full authority to ne gotiate, amend or modify all terms of the above de-scribed mortgage is as fol-lows: Nationstar Mortgage LLC d/b/a Mr. Cooper, 350 Highland Drive, Lewisville TX 75067-4177, 888-480-2432 . The foregoing 2432 . 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 amend or modify the terms of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under U.S. Bankruptcy code and (2) to final confir-

code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. Albertelli Law Attorney for THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEWYORK as successor in interest to JP Morgan Chase Bank, N.A., as Trustee for Centex Home Equity Loan Trust 2005-D as Attorney in Fact for Calvin Lewis, Jr. and kuvo Okama Lewis 100 Gal-Ikuyo Okama Lewis 100 Gal-leria Parkway, Suite 960 At-lanta, GA 30339 Phone: (770) 373-4242 By: Rohan Rupáni For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING
TO COLLECT A DEBT. ANY
INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE.- 22-006052 A--000052 A-08/10/2022 4755229

08/31/2022 950-78251 8/10,17,24,31,2022 NOTICE OF SALE UNDER POWER STATE
OF GEORGIA COUNTY
OF GWINNETT

08/24/2022

08/17/2022

Under and by virtue of the power of sale contained with that certain Security Deed dated June 1, 2018, from lan Locklin to Mortgage Electronic Registration Systems, less as pompine for Fair-Inc., as nominee for Fair way Independent Mortgage
Corporation, recorded on
June 6, 2018 in Deed Book
55927 at Page 868 Gwinnett
County, Georgia records, having been last sold, assigned, transferred and conveyed to Lakeview I nam to Lakeview ment and said Security Deed having been given to secure a note dated June 1, 2018, in a note dated Julie 1, 2018, iii
the amount of \$166,920.00,
and said Note being in default, the undersigned will
sell at public outcry during
the legal hours of sale before the door of the court house of Gwinnett County Georgia, on September 6, 2022 the following described real property (hereinafter referred to as the "Property")
ALL THAT TRACT OR PAR-ALL HAT HACT OR PARTECEL OF LAND LYING AND BEING IN LAND LOT 339 OF THE 4TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 45, BLOCK A, ELLINGTON SPRINGS SUB-DIVISION, PHASE FOUR, AS PER PLAT RECORDED IN PLAT BOOK 109, PAGES 42-43 AND REVISED PLAT RECORDED IN PLAT BOOK 113, PAGES 48-49, GWINNETT COUNTY, GEORGIA RECORDES, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY THIS PEFERENCE AND MADE A PART OF THIS DESCRIPTION. The debt secured by the Security Deed and evi-DIVISION, PHASE FOUR, AS the Security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other pos-sible events of default, failure 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 ex-penses of the sale, including attorneys' fees. Notice of intention to collect attorneys fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property is/are lan Locklin. The property

erty, being commonly known as 4614 Michael Jay St, Snellville, GA, 30039 in Gwinnett County, will be sold as the property of lan Locklin, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the proportion ing title to the property which would be disclosed by accurate survey and inspection thereof, and all assess ments, liens, encumbrances restrictions, covenants, an restrictions, covenants, and matters of record to the Security Deed. Pursuant O.C.G.A.Section 44-O.C.G.A.Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to nesticts amond or medical. gotiate, amend or modify all terms of the above 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 instrument. The sale will be 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 Attorney