FORECLOSURE belief of the undersigned, the owner and party in pos-session of the property is REMEDIO J MENDEZ FELIZ, HEMEDIO J MENDEZ FELIZ, JUAN RIVERA, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed 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 possible to append on the status of the security Deed. tor cash before the Courthouse door of GWINNETT 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 SITUATED IN COUNTY OF GWINNETT, STATE 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 1, PER PLAT RECORDED IN PLAT BOOK 48, PAGE 10, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE. CKA: 3357 FOXWORTH TRAIL, BUFORD, GA 30519 PARCEL NUMBER: R7184-823 The dolbt caseval by 1952 The 1952 The 1952 The 1952 THE PAGE AND THE ity 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 0.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 STANWICH MORTGAGE LOAN TRUST I as Attorney in Fact for REMEDIO JUAN RIVERA 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 Lubin, LLC, 3145 Avalon Ridge Place, Suite 100. negotiate, amend, or modify Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. CMS-22-01999-2 Ad Run Dates 08/17/2022, 00/17/2022 08/17/2022 to secure bebt. The debt re-maining 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 Se-Dates 09/07/2022, 09/14/2022 09/21/2022 09/28/2022 8/17,9/7,14,21,28,2022

Notice of Sale

ney's fees having been giv-en). Said property is com-monly known as 3575 FOX-WORTH TRAIL BUFORD, GA Under Power State of Georgia, County of Gwinnett 30519, together with all fix-tures and personal property attached to and constituting a part of said property. To the best knowledge and be-Under and by virtue of the Power of Sale contained in a the best knowledge and be-lief of the undersigned, the party (or parties) in posses-sion of the subject property is (are): SHELLEY HANNON and DANIEL HANNON or gage Electronic Registration Systems, Inc., as nominee for Countrywide Home For Countrywide Home
Loans, Inc. (the Secured
Creditor), dated September
24, 2003, and Recorded on
October 8, 2003 as Book No. tenant or tenants. Said prop-erty will be sold subject to (a) any outstanding ad val-orem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be dis-35271 and Page No. 161. Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the closed by an accurate survey original principal amount of \$122,104.00, with interest at the rate specified therein, as and inspection of the prop-erty, and (c) all matters of record superior to the Deed to Secure Debt first set out the rate specified therein, as last assigned to **BankUnited**N.A. by assignment that is or to be recorded in the Gwinnett County, Georgia Records, there will be sold above, including, but not limited to, assessments, 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 prohibited under the U.S. Bankrugory 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 Records, there will be sold by the undersigned at public outcry to the highest bidder for cash at the Gwinnett Country Courthouse within the legal hours of sale on the first Tuesday in September, 2022, the following de-scribed property: All that treat or parel of land hims scribed property: All that tract or parcel of land lying and being in Land Lot 37 of the 7th District of Gwinnett 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 County, Georgia. being Shown and designated as Lot 43, Block A, Waterford Park Subdivision, Unit II, Gwinnett County, Georgia, according to a plat of subdi-vision recorded in Plat Book non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the state. 48, Page 226, Gwinnett County, Georgia records, which plat is incorporated by mation and audit of the status of the loan as provided in the preceding paragraph. Pursuant to 0.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 Douglass Road. Suites 100 & 200-A Anaheim, CA 92806. 1-800-561-4567 The foregoing notwithstanding, nothing in OC.G.A. Section 44-14-162.2 shall be construed to require the secured creditor tus of the loan as provided 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 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 in Because the debt remains in Befault this color will be default, this sale will be made for the purpose of paving the same and all expenses of this sale, as pro-vided in the Security Deed and by law, including attor-ney's fees (notice of intent to require the secured creditor to negotiate, amend or modify the terms of the Deed to collect attorney's fees having ecure Debt described here collect attorney's rees naving been given). BankUnited N.A. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Carrington Mortgage Services, LLC is the entity with the full as in. This sale is conducted on behalf of the secured credi-tor under the power of sale granted in the aforemengranted in the aforemen-tioned security instrument, specifically being BANK UNITED N.A. as attorney in fact for SHELLEY HANNON and DANIEL HANNON Park-way Law Group, LLC 1755 North Brown Road Suite 150 Lawrengeville CA 20042 the entity with the full au-thority to negotiate, amend, and modify all terms of the loan. Pursuant to O.G.G.A. §44-14-162.2, Carrington Mortgage Services, LLC may be contacted at: 1-800-790-North Brown Road Suite 150 Lawrenceville, GA 30043 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 AT-TEMPTING TO COLLECT AD DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-77596 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. \$44-14-162.2, the secured squart (4-102.2.) the secured creditor is not required to amend or modify 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 950-77596 8/3,10,17,24,31,9/7,14,21. 28 2022 NOTICE OF SALE UNDER POWER CONTAINED IN SEsubject property known as 2560 WATERFORD PARK DRIVE, LAWRENCEVILLE, GA 30044 is/are: Richard H. CURITY DEED STATE OF GEORGIA, COUNTY OF

Fisher II or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are alien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Security Deed first set out above, including, but not limited to, assess-Fisher II or tenant/tenants. but not limited to, assess ments, 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) fi Bankruptcy Code; and (2) fi-nal confirmation and audit of 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 regarding the rescission of judicial and nonjudicial sales in the Certain the Constitution. in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until fi-nal confirmation and audit of the 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 in Fact for Richard H. Fisher II. Any information obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 II. Any information obtained Price & Gregg, LLC, 339 Heyward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File: 22-43755

Notice of Sale Under Power Georgia, GWINNETT County

7/27,8/3,10,17,24,31,2022

Under and by virtue of the Power of Sale contained in a 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, GWIN-Georgia records, and last assigned to

FORECLOSURE

FORECLOSURE

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

the undersigned at public outcry to the highest bidder

for cash before the Court-house door of GWINNETT

PARCEL NUMBER: R7184-053 The debt secured by said Deed to Secure Debt has been and is hereby de-

clared due because of.

ciared due because or, 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. The debt reministrative following the companion of t

cure Debt and by law, in-cluding attorney's fees (no-tice of intent to collect attor-

curate survey and inspection of the property; any assessments, 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 loan with the noider of the Security Deed. MidFirst Bank, through its division Midland Mortgage is the en-tity with authority to negoti-ate, amend and modify the terms of the Note and Secu-rity Deed. MidFirst Bank, through its division Midland rity Deed. MidFirst Bank, through its division Midland 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 1-800-552-3000. To the best of the undersigned's knowledge and belief, the party is believed to be Shannon Hare and Richard S. Hare a/k/a Richard Hare, or tenant Hare and Richard S. Hare ark/a Richard Hare, 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 Connector, Suite 350 Atlanta, GA 30342 (770) 392-0041 22-6798F1 THIS LAW UGH 22-0/30FT I FIIS LAW 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. 950-78401

8/10,17,24,31,2022 NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF GWINNETT By virtue of a Power of Sale contained in that certain Se-curity Deed from Harold J. Hayes a/k/a Harold Jackson Hayes a/k/a Harold Jackson Hayes and Patricia D. Hayes a/k/a Patricia Diane Hayes to Bank of America, NA, dat-ed October 30, 2007 and recorded on November 15, 2007 in Deed Book 48430, 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 and 00/100 dollars (\$61,200.00) with interest (\$61,200.00) With Interest thereon as provided therein, as last transferred to Towd Point Mortgage Trust Asset-Backed Securities, Series 2019-SJ2, U.S. Bank National Association, as Indenture 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 local bourse of sole within the legal hours of sale on the first Tuesday in

September, 2022, all proper-ty described in said Security Deed including but not limit-ed to the following described property: THAT TRACT OR PARCEL OF LAND LYING PARCEL OF LAND LYING AND BEING IN LAND LOT(S) 119 OF DISTRICT 7, GWIN-NETT COUNTY, GEORGIA, BEING LOT(S) 9, BLOCK C, FINDLEY ESTATES SUBDI-VISION, AS PER PLAT VISION, AS PER PLAT RECORDED IN GWINNETT COUNTY, GEORGIA RECORDS. BEING AND INTENDING TO DESCRIBE THE SAME PREMISES CONVEYED IN A DEED RECORDED 09/01/1987, IN BOOK 4584, PAGE 348. Said property may more commonly be known as 2934 Seaguil Drive. Duluth. GA 30096. Drive, Duluth, GA 30096. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, nonpayment of the monthly installments 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 atterprate feet. including attorney's fees (notice of intent to collect at-(notice of intent to collect attorney's fees having been given). The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is Specialized Loan Servicing, LLC, 6200 S. Quebec Street, Greenwood Village, CO. 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

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 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 property; g) all restrictive covenants, easements, rights-of-way and any other any outstanding ad valorem 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. Haves a/k/a Harold Jackson Hayes and Patricia D. Hayes a/k/a Patricia Diane Hayes 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 status of the loan with the holder of the Security Deed. Towd Point Mortgage Trust Assettants of the Security Series Series

contained in a certain securi-ty deed executed by Shan-

non Hare and Richard S.

Hare a/k/a Richard Hare, hereinafter referred to as Grantor, to Mortgage Elec-tronic Registration Systems,

Inc. as nominee for Aegis
Wholesale Corporation
recorded in Deed Book

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-infact 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 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

all property described in said

an property described in Sasched in Sasched

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 num

bering property in Gwinnett County, Georgia. Said legal description being control-ling, 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 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-

standing ad valorem taxes

(including taxes which are a

lien but not yet due and payable); any matters which

Harold Jackson Hayes and Patricia D. Hayes a/k/a Patricia Diane Hayes Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 Ad Run Dates: 08/10/22; 08/17/22; 08/24/22; 08/31/22 08/24/22; 08/31/22 8/10,17,24,31,2022 Notice of Sale

Backed Securities, Series 2019-SJ2, U.S. Bank National Association, as Indenture Trustee as Attorney-in-Fact for Harold J. Hayes alk/a

Harold Jackson Haves and

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 Deed to Secure Debt given by LEONARD HENDERSON AND KELLI LANGLEY to WELLS FARGO HOME MORTGAGE, INC. , dated on 07/29/2003 as Book No. 33863 and Page No. 0041, GWINNETT County, Georgia as last assigned to records, as last assigned to WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE INC (the Secured Creditor), by assignment, conveying the after described property to secure

FORECLOSURE

a Note of even date in the original principal amount of \$204,380.00, with interest at 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, 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 151 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 1, BLOCK E, UNIT ONE, GATES MILL, AS PER PLAT RECORDED IN PLAT BOOK 47, PAGE 135, GWINNETT COUNTY RECORDED IN PLAT BOOK 47, PAGE 135, GWINNETT COUNTY RECORDED IN PLAT BOOK 47, PAGE 135, GWINNETT COUNTY RECORDED IN PLAT BOOK 47, PAGE 135, GWINNETT COUNTY RECORDED IN PLAT BOOK 47, PAGE 135, GWINNETT COUNTY RECORDED. SAID PLAT IS HEREBY MADE FOR A COMPLETE DESCRIPTION OF THE PROPERTY HEREIN DESCRIBED. SAID PROPERTY IS IMPROVED PROPERTY IS IMPROVED PROPERTY KNOWN AS 1464 MIL-TY KNOWN AS 1464 MIL-TY KNOWN AS 1464 MIL-LENIAL LANE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, IN GWINNETT COUNTY, GEORGIA. The debt secure 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 manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (no-tice of intent to collect attortice of intent to collect attorney's fees having been given). WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE INC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. WELLS FARGO BANK, N.A., acting on behalf of and, as necessary, in consultation with WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE INC (the current investor on the loan), is the investor on the loan), is the entity with the full authority 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, WELLS FARGO BANK, N.A. may be contact-ed at: WELLS FARGO BANK N.A., 3476 STATEVIEW BLVD., FORT MILL, SC 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. To the best knowledge and belief of the undersigned, the

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 the rescission of judicial and party/parties in possession the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure known as 1464 MILLENNIAL LANE, LANE, LAWRENCEVILLE, GEORGIA 30045 is/are: LEONARD HENDERSON AND KELLI LANGLEY or tendocuments may not be pro-vided until final confirmation and audit of the status of the loan as provided in the preant/tenants. Said property loan as provided in the pre-ceding paragraph. THE BANK OF NEW YORK MEL-LON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEwill be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due FOR THE CERTIFIC HOLDERS CWABS, INC. and payable), (b) any mat-ters which might be disclosed by an accurate survey and inspection of the prop-erty, and (c) all matters and SET BACKED CERTIFI-CATES, SERIES 2006 9 as Attorney in Fact for GREGO-RY HINTON AND DAPHNE record superior to the Deed to Secure Debt first set out HINTON. THIS LAW FIRM IS above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFO FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. The sale will be conducted The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to 0.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and

the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under and audit of the status of the loan as provided in the pre-ceding paragraph. WELLS ceding paragraph. FARGO BANK, N.A. FARGÓ BANK, N.A. SUC-CESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE INC as Attorney in Fact for LEONARD HEN-DERSON AND KELLI LANG-LEY. THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED SUC WILL BE USED FOR THAT PURPOSE. **FORMATION** OBTAINED

0000009435652 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 phone: (972) 341 5398. 950-78385 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 GREGORY HINTON AND DAPHNE HINTON to MORT-GAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (??MERS??) AS NOMINEE FOR HOME TEAM FINAN-LLC dated CIAL, LLC , dated 05/19/2006, and Recorded on 05/26/2006 as Book No. 46545 and Page No. 0084, GWINNETT County, Georgia records, as last assigned to THE BANK OF NEW YORK THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-HOLDERS CWABS, INC., ASSET BACKED CERTIFICATES, SERIES 2006 9 (the Secured Creditor), by assignment, conveying the after described property to several series of the secured creditor). DAYTON PREPARED BY HANNON AND MEEKS SUR-VEYORS, 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 MORTHERLY RIGHT OF ter described property to se-cure 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 outcry to the highest bidder for cash 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 ADEED MALL ROAD, AND 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 WITH THE CENTER LINE OF PAPER MILL ROAD AND RUNNING THENCE NORTH 28 DEGREES 33 MINUTES EAST 220.5 FEET TO AN IRON PIN: RUNNING THENCE SOUTH 86 DEGREES 13 MINUTES EAST 203.2 FEET TO AN IRON PIN ON THE NORTHWESTERLY LINE OF PROPERTY OF G.YANCEY; RUNNING THENCE SOUTH 21 DEGREES 19 MINUTES WEST ALONG THE LINE OF SAID YANCEY 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, MINUTES WEST ALONG
THE LINE OF SAID YANCEY
PROPERTY 210 FEET TO AN
IRON PIN ON THE
NORTHERLY RIGHT OF
WAY LINE OF SPRINGLAKE
POAD. BURNING THENCE GFORGIA RECORDS GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THE DESCRIPTION. The debt secured by ROAD; RUNNING THENCE NORTH 86 DEGREES 13 MINUTES WEST ALONG

said Deed to Secure Debt has been and is hereby de-clared due because of

clared due because of manong 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

sale will be made for the

purpose of paying the same and all expenses of this sale,

FORECLOSURE

FORECLOSURE

Secure Debt and by law, in-cluding attorney's fees (no-tice of intent to collect attor-

tice 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-

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 SUC-ESSOR, BY MEDGED TO

AMERICA, N.A., AS SUC CESSOR BY MERGER T BAC HOME LOANS SERVIC-ING, LP, acting on behalf of and, as necessary, in consultation with THE BANK OF NEW YORK MELLON FKA

NEW YORK MELLON FKA
THE BANK OF NEW YORK,
AS TRUSTEE FOR THE CERTIFICATEHOLDERS 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. Burguest to

CATEHOLDERS

LESS AND EXCEPT The property conveyed to Gwinnett County by Deed dated 1/4/2008 and recorded dated 1/4/2/US and recorded in Deed Book 48565, Page 105, Gwinnett County, Georgia Records.
Together with (collectively, the Property):
All right, title, and interest

of Borrower in and to (i) all streets, roads, alleys, easements, rights-of-way, licenses, rights of ingress and egress, vehicle parking rights and public places, exrights and public places, ex-isting or proposed, abutting, 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 erty and abutting or adjacent properties, and (iii) all water and water rights, timber, crops and mineral interests pertaining to the real proper-ty (such real property and other rights, titles, and inter-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

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 IOANS SERVICING LP future alterations, replace-ments and additions (the Improvements): BY MERGER TO BAC HOME LOANS SERVICING, TY-7105 CORPORATE DRIVE, PLANO, TX 75024, 800 669 6650. Please note that, pursuant to O.C.G.A. § 44 1162.2, the secured creditor is not required to amend or modify 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 137 THE ESPLANADE WAY. LOGANVILLE, GEORGIA 30052 is/are: GREGORY HINTON All fixtures and system and articles of personal property, of every kind and character, now owned or hereafter ac quired 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, laws of the state of Georgia, and used in or necessary to complete the proper planning, development, use, occupancy or operation thereof or acquired (whether delivered to the Land or stored elsewhere) for use or installation in or on the Land or is/are: GREGORY HINTON AND DAPHNE HINTON or AND DAPFINE HINTON of 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 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

and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of times referred to together as Accessories); All (i) plans and specifica-tions for the Improvements; (ii) approvals, entitlements and contracts relating to the record superior to the Deed to Secure Debt first set out Land or the Improvements or the Accessories or any part thereof; (ii) deposits including, but not limited to, Borrowers rights in tenants above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, resecurity 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 oth-er 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 con-nection with or arising from or by virtue of any transac-tions related to the Land or the Improvements or the Accessories or any part there-of; (iv) permits, licenses, franchises, bonds, certifi-cates and other rights and privileges obtained in con-nection with the Land or the Improvements or the Acces miprovenients of the Accessories or any part thereof;
(v) leases, rents, royalties,
bonuses, issues, profits, revenues and other benefits of
the Land, the Improvements and the Accessories: and 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 associa-tion, maintenance fees

charges or assessments payable by shareholders or

residents under proprietary

00000009553900 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addi-son, Texas 75001 Tele-phone: (972) 341 5398. 78418 8/10,17,24,31,2022,

strictions, covenants, etc

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER 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, Assignment of Rents and leases or occupancy agreements, whether now due, past due, or to become due (all of which are herein sometimes referred to together as the Rents); 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 ILC All present and future leases, subleases, licenses, concessions or grants or other possessory interests now or hereafter in force, whether all Property Consortium LLC (Borrower) to RCN Capital, LLC, a Connecticut limited lioral or written, covering or affecting the Premises, or any portion of the Premises (including proprietary leases ability company, the original lender, which Security Deed secures indebtedness evisecures indeptedness evidenced by a Commercial Promissory Note (the Note) dated April 30, 2019, in the original principal amount of \$117,975.00. Lender, being 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, products, consideration companyation 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 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: the current owner and hold consideration, compensation and recoveries, direct or consequential, cash and 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 there-(Land), legally described as: ALL THAT TRACT OR PAR ALL HAI HACT 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 LANKON, AND MERCE CHE udinian of sale in lieu there-of for public or quasi-public use under any law; and (v) any damage thereto whether caused by such a taking (in-cluding change of grade of streets, curb cuts or other rights of access) or other-wise caused; and wise caused: and

All other interests of every kind and character, and pro ceeds thereof which Borrow er now has or hereafter acquires in, to or for the bene-fit of the properties, rights, titles and interests referred 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-

The Property will be sold on an AS IS, WHERE IS ba-sis without recourse against Lender, without representa tion or warranty of any kind or nature whatsoever with respect thereto, without any assurance afforded to th exact acreage and square footage contained in the Land description, and sub-ject to all of the following, without limitation:
all outstanding taxes, assessments, and utility bills
which are valid liens and encumbrances upon any of the Property and which are prior right to the lien and secu y interest of Lender (in cluding taxes which a liens, but not yet payable); any and all easements, re-strictions, covenants, en-cumbrances and other mat-ters which would be re-vealed by an inspection or accurate survey of the Land;

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 PAPER MILL ROAD, WHICH IS
THE PLACE OR POINT OF

INTERSECTION

POINT 0F

REGINNING

FORECLOSURE

all valid zoning ordinances; and any and all easements, limitations, restrictions, reservations, covenants, and encumbrances of record to which the Security Deed is subordinate in terms of priority. The proceeds of the sale of

The Proceeds of the sale of the Property will be applied 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 the sale to the extent provided. sale to the extent provided by Georgia law. Lender re-serves the right to credit bid at the sale all or a portion of the unpaid indebtedness owed to Lender under the 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 modify all terms of the Security Deed and Note thereby rity Deed and Note thereby secured in accordance with Section 44-14-162.2(a), and such person may be contacted by and through his agent, counsel for Lender at the name, ad-

dress and telephone number DEBT. ANY INFORMATION
OBTAINED IN THIS REGARD
WILL BE USED FOR THE PURPOSE OF COLLECTION.

Toorak Capital Partners LLC, as attorney-in-fact for International Property Consortium LLC tium LLC
Counsel for Lender:
John R. Morris
Polsinelli PC
1201 West Peachtree Street
NW, Suite 1100 Records, which said plat is incorporated herein by this reference and made a part of Atlanta, Georgia 30309 404.253.6274#Georgia 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 Sale contained in that certain Security Deed from FER-MANDO JIMENEZ to MORT-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 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., there will be sold at public there will be sold at public outcry to the highest bidder for cash at the Gwinnett Country Courthouse, within the legal hours of sale on the first Tuesday in September, 2022 all reports described 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 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 REFERENCE AND MADE A PART OF THIS DESCRIP-TION. BEING IMPROVED PROPERTY KNOWN AS 122 NORTH WOODLAND DRIVE,
ACCORDING TO THE
PRESENT SYSTEM OF
NUMBERING HOUSES IN
GWINNETT COUNTY, GEORGIA Said legal description GIA. Said legal description being controlling, however the property is more com-monly known as 122 NORTH WOODLAND DRIVE, DORAV-ILLE, GA 30340-1424. The

indebtedness secured by said Security Deed has been 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 terre of the Sequitive the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property: zoning ordinances; as sessments; liens; encum-brances; restrictions; covenants, and any other matters of record superior to 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 LIS. not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not reof the Idah (almough Hot leg-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 Num-ber: 800-561-4567. Nothing in O.C.6.4. Section 44-14in 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 AMER-

ICA, N.A. as Attorney in Fact for FERNANDO JIMENEZ

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.

Dill Louil, LLC, 3145 Avalous 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, 08/24/2022,

08/31/2022

8/10,17,24,31,2022

FORECLOSURE

NOTICE OF SALE Under Power State of Georgia, COUNTY OF GWINNETT By virtue of a Power of Sale contained in that certain Se-curity Deed from Clifton D. Kildare to Mortgage Elec-

Kildare to Morgage Electronic Registration Systems, Inc., as nominee for Paramount Residential Mortgage Group, Inc., dated June 15, 2020 and recorded on June 19, 2020 in Deed Book 57578, Page 74, in the Office of the Clerk of Superior Court of Gwienett Courts. or Court of Gwinnett County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Two Hundred Four Thousand Nine Hundred Twenty-Four and 00/100 dollars (\$204,924.00) with interest thereon as provided therein, as last transferred to Amerias last transferred to Affiering
home Mortgage Company,
LLC, recorded in Deed Book
59540, Page 270, 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 law-fully 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: lowing described property:
All that tract or parcel of
land lying and being in Land
Lot 4 of the 6th District,
Gwinnett County, Georgia,
being Lot 51, Block A, Lakeside Ridge Subdivision, Unit One, as per plat recorded in Plat Book 94, Pages 15-17, and revised in Plat Book 95, Page 282, Gwinnett County

reference and made a part of this description, being im-proved property. Said prop-erty may more commonly be known as 4256 Shoreside Circle, Snellville, GA 30039. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, nonspayment 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 attorney's fees having been given). The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is AmeriHome Mortgage Com-pany, LLC, 425 Phillips Blv. Ewing, NJ 08618. Said prop-erty will be sold on an "as-is" basis without any representation, warranty or re-course 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 which would be disclosed by 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 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 Clifton D. Kildare and or tenant(s) The sale will be con ducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code and 2) final confirmation and audit of the status of the loan with the holder of the Security Deed.

AmeriHome Mortgage Company, LLC as Attorney-in-fact for Clifton D. Kildare Contact: Padgett Law Group: 6267 Old Water Oak Road, Suits 202 Tellsheape T.

Suite 203, Tallahassee, FL 32312; (850) 422-2520 Ad Run Dates: 08/10/22; 08/17/22; 08/24/22;

08/31/22 950-76646 8/10,17,24,31,2022 NOTICE OF SALE UNDER POWER Under and by virtue of the Power of Sale contained in a Power of Sale contained in a Security Deed given by Krisha 2005, LLC to Gain Team, LLC, dated November 1, 2012, recorded in Deed Book 52788, Page 0841, Gwinnett County, 0841, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED NINETY FIVE THOUSAND AND 0/100 DOLLARS (\$195,000.00), with interest thereon as set forth therein, and Last transferred to SANDERWALA, LLC through the assignment of through the assignment of Deed recorded on March 10. 2014 in Deed Book 52816 2014, In Deed Book 52816, Page 0440, Gwinnett Coun-ty, Georgia Records. Follow-ing described property will be sold at public outcry to the highest bidder for cash the highest bloder for cash 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 Tweeder is Contention 2000 Tuesday in September 2022. For Property Description, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREIO AND MADE A PARI 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 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 saile and all expenses of this sale, as provided in Se-curity Deed and by law. 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. Sanderwala, LLC is the holder 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, 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 sub-ject (1) to confirmation that the sale is not prohibited un-der the U.S. Bankruptcy Code and (2) to final confir-

mation and audit of the sta-

tus of the loan with the hold

FORECLOSURE

er of the security deed. Sanderwala, LLC, as Attor-ney in Fact for Krisha 2005, LLC.

EXHIBIT A: All that tract or parcel of land lying and being in the Land Lot 119 of the 5th District of Gwinnett the str District of Gwinnett County, Georgia, being known as Lot 77, Block A, Unit Four of Great Oaks Landing Subdivision, as shown in Plat Book 82, Page 163, Gwinnett County Records. Said property is also known as 813 Cork Oak also known as 613 cork dak Lane, Lawrenceville, GA 30045 with Parcel ID R5519 441. 950-78259 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
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 48307, Page 803, Gwinnett 48307, Page 803, GWINNER 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 Assignment recorded in Deed Book 55430, Page 70, Gwinnett 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 the rate specified therein, there will be sold by the un-dersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia within the legal hours of sale on the first Tuesday in September, 2022, to wit: September 6, 2022, the fol-One. Hambridge North, as per plat recorded in Plat Book 50, Page 93, Gwinnett County, Georgia records, said plat being incorporated herein and made a part herenerein and made a part nere-of by reference; being prop-erty known as No. 282 In-wood Trail, according to the present system of number-ing houses in Gwinnett County, Georgia. The debt secured by said Deed to Se-cure Debt has been and is bereby, declared, due behereby declared due be-cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the as and when due and 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 expresses of 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 having been given). Said property is commonly known as 282 Inwood Trail, Lawrenceville, GA 30043, together with al fixtures and personal prop-erty attached to and constierty attached to and consti-tuting 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 tenants. 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 superior to the Deed to Secure Debt first set out above. cluding, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions covenants, etc. The sale wil be conducted subject to (1) confirmation that the sale is confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) 0.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 9-13-172.1, which allows for certain procedures regarding 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 pre-ceding 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 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 foregoing notwithstanding, nothing in OC.G.A. Section 44-14-162.2 shall be construed to require the secured creditor require the secured creditor to negotiate, amend or modi fy the terms of the Deed to Secure Debt described here-in. This sale is conducted on behalf of the secured creditor 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, to the first individual consists not in its individual capacity but solely as Owner Trustee of CSMC 2017-RPL1 Trust, Mortgage-Backed Notes, Se-ries 2017-RPL1 as attorney in fact for Mark A. Lauter-man Richard B. Maner, P.C.

man 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 ATTEMPTING
TO COLLECT A DEBT. ANY
INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. FC22-073
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 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 convent to 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 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 de