## FORECLOSURE

ty Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty recourse against the above-named or the undersigned. Nationstar Mortgage LLC is the holder of the Security Deed to the property in ac cordance with OCGÁ § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the and moonly an connection mortgage with the debtor is: Nationstar Mortgage, LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432.

Note, however, that such entity is not required by law to negotiate, amend or modito the terms of the loan.
To the best knowledge and belief of the undersigned, the party in possession of the property is Melissa G Howe and Willis D Howe or a tenant or tenants and said property is more commonly known as 3228 Winter Court, Snellville, Georgia Should a conflict arise between the property address and the legal description the legal description will control

tion will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code and (2) to final con-firmation and audit of the firmation and audit of the status of the loan with the holder of the security deed Nationstar Mortgage LLC as Attorney in Fact for Melissa G Howe and Willis

D Howe McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net

EXHIBIT A All that tract or parcel of land lying and being in Land
Lot 1 of the 6th District,
Gwinnett County, Georgia,
being Lot 35, Block A, of
Summer Place Subdivision,
List Tue and Subdivision, Unit Two, as per plat recorded in Plat Book 8, Page 223, Gwinnett County, Georgia records, which plat is incorporated herein and made a part hereof by reference be part hereof by reference, being known as 3228 Winter Court by the present system

of numbering houses in Gwinnett County, Georgia. MR/meh 9/6/22 Our file no. 5961812 – FT2 950-77824 8/10 17 24 31

NOTICE OF SALE UNDER GWINNETT GEORGIA. COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Roland L. Robbins and Betty C. Robbins to Mortgage Electronic Registration Sys-tems, Inc., as grantee, as nominee for MBNA America (Delaware), N.A., its succes-(Delaware), N.A., its successors and assigns, dated February 20, 2004, recorded in Deed Book 37230, Page 155, Gwinnett County, Georgia Records, as last transferred to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUICTEE FOR THE PENEIT TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLD-ERS OF THE CWABS INC., ASSET-BACKED CERTIFI-CATES, SERIES 2004-4 by ASSET - D.C. CATES, SERIES 2004-4 L, assignment recorded in Deed Book 51718, Page 375, Compett County, Georgia the af-County, Geor ter-described property to se-cure a Note in the original principal amount of ONE HUNDRED FOURTEEN FOURTEEN THOUSAND AND 0/100 DOLLARS (\$114,000.00), with interest thereon as set

forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be law-fully designated as an alterfully designated as an alter-native, within the legal hours of sale on the first Tuesday in September, 2022, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART The deht secured by said

Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given)

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encumbrances zoning ordinances restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Securithose superior to the Security Deed first set out above.
Said property will be sold on
an "as-is" basis without any
representation, warranty or
recourse against the abovenamed or the undersigned.
THE BANK OF NEW YORK
MELLON FKA THE BANK OF
NEW YORK AS TRUSTEE
FOR THE RENEFIT OF THE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2004-4 is the holder of

the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Shellpoint Mortgage Servic-ing, 55 Beattie Place, Suite 110, Greenville, SC 29601, (800) 365-7107.

Note, however, that such entity is not required by law to negotiate, amend or modi-fy the terms of the loan. To the best knowledge and

belief of the undersigned the party in possession of the property is Roland L. Robbins, Estate of Roland L Robbins and Betty C. Robbins or a tenant or tenants and said property is more commonly known as 1968 Englewood Way, Snellville, Georgia 30078. Should a conflict arise between the property address and the legal description the legal de-

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

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRIISTER NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SE-RIES 2004-4 as Attornay in Fact for

as Attorney in Fact for Roland L. Robbins and Bettv C. Robbins

FORECLOSURE

Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net FXHIRIT A and Lot 57, 5th District, Gwinnett County, Georgia, being Lot 3, Block H, Unit Three, Snellville North, as per plat recorded in Plat Book W, Page 212, Gwinnett County Records, which plat is hereby made a part of this

Address: 1968 Englewood Way, Snellville, GA 30078
Tax map or parcel ID No.: R5057-176 MR/jac 9/6/22 Our file no. 5997506 – FT18

950-78213 8/10 17 24 31 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 December 18, 2019, from Wendy Castillo David to Mortgage Electronic Regis-tration Systems, Inc., as nominee for Broker Solutions, Inc. New American Funding, recorded on De-cember 26, 2019 in Deed Book 57132 at Page 290 Gwinnett County, Georgia Gwinnett County, Georgia records, having been last sold, assigned, transferred and conveyed to Lakeview Loan Servicing, LLC by As-signment and said Security Peed baying been given to signment and said Security
Deed having been given to
secure a note dated December 18, 2019, in the amount
of \$218,960.00, and said
Note being in default, the undersigned will sell at public
outcry during the legal hours
frale before the door of the outcry during the legal hours of sale before the door of the courthouse of Gwinnett County, Georgia, on September 6, 2022 the following described real property (hereinafter referred to as the Property): ALL THAT TRACT OR PARCEL OF TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 80 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 8, BLOCK I, QUAIL RUN PHASE, UNIT FIVE, LAMANCHA, PER PLAT RECORDED IN PLAT BOOK 6, PAGE 120, GWINNETT COUNTY RECORDS, TO WHICH SAID PLAT REFERENCE IS MADEFOR A MORE PARTICULAR

PLAI REFERENCE IS MADE FOR A MORE PARTICULAR DELINEATION OF A METES, BOUNDS AND COURSES DESCRIPTION. SUBJECT TO ALL ZONING ORDINANCES, EASEMENTS, RESTRICTIONS AND OTHER MATTERS OF RECORD AFFECTING SAID DESCRIPTION TERS OF RECORD AFFECT-ING SAID DESCRIBED PROPERTY. 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, allure to make the payments. 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 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 session of the property is/are Wendy Castillo David. The property, being com-monly known as **515 Birch** 

Ln, Lawrenceville, GA 30044 in Gwinnett County

will be sold as the property of Wendy Castillo David, subject to any outstanding ad valorem taxes (including taxes which are a lien and part yet due and payable) not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, cumbrances. restrictions 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 or modify all terms of the above described mortgage is as follows: LoanCare LLC, as follows: Loandare LLC, 3637 Sentara Way, Virginia Beach, VA 23452, 800-274-6600 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 white (1) the confirmation 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 for Lakeview Loan Servicing Ficting. Lakeview Loan Servicing, LLC as Attorney in Fact for Wendy Castillo David 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242 By-Rohan Rupani ESQ For the Firm THIS FIRM IS ACTING AS A DERT COLLECTOR AT-THIS FIRM IS ACTING AS A
DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION
OBTAINED WILL BE USED
FOR THAT PURPOSE. - 22-FOR THAT PURPOSE. - 22-006074 A-4754793 07/27/2022, 08/03/2022, 08/10/2022, 08/17/2022, 08/24/2022, 08/31/2022

Power Georgia, **Gwinnett County** Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by Joyce Bagby to Washing-

950-76966

ton Mutual Bank, FA, dated June 8, 2007, and recorded in Deed Book 48005, Page 766, Gwinnett County, Geor-766, Gwinnett County, Georgia records, as last transferred to LaSalle Bank NA, as trustee, on behalf of the holders of the WaMu Mortgage Pass-Through Certifi-cates, Series 2007-0A6 by Assignment recorded in Deed Book 50346, Page 591, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$237,600.00, 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 following described property: All that tract or parcel of land lying and being in Land Lot 63 of the 5th District, Gwinnett County, Georgia, being Lot 13, Block B, Streamwood Village Subdivistreamwood village Sudvivingorion, Unit One, as per plat recorded in Plat Book 62, Page 248, Gwinnett County, Georgia records, said plat being incorporated herein by reference thereto. The debt secured by said Deed to Secure Debt has been and is

cure Debt has been and is

hereby declared due be-cause of, among other pos-sible events of default, fail-

ure to pay the indebtedness

as and when due and in the

manner provided in the Note

and Deed to Secure Debt

FORECLOSURE

The debt remaining in de-fault, this sale will be made for the purpose of paying the same and all expenses this sale, as provided in the Deed to Secure Debt and by law, including attorney?s fees (notice of intent to colrees (notice of intent to col-lect attorney's fees having been given). Said property is commonly known as 3649 Cecilia Way, Loganville GA 30052, together with all fixtures and personal prop-erty attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject in possession of the subject property is (are): Joyce Bas-by and Terris Terry or tenant or tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet 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 Deed record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, re strictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) O.C.G.A. Section 9-13-172.1; and (3) final confirmation and audit of the committee and addition 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 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 O.C.G.A. Section 44-14-162.2 shall be construed to require the secured creditor 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 creditor under the power of sale granted in the aforemengranted in the alorement-tioned security instrument, specifically being U.S. Bank NA, successor trustee to Bank of America, NA, suc-cessor in interest to LaSalle Bank NA, as trustee, on behalf of the holders of the WaMu Mortgage Pass-Through Certificates, Series 2007-0A6 as attorney in fact for Joyce Bagby Richard B. Maner, P.C. 180 Interstate N Marier, P.C. 180 Interstate in Parkway, Suite 200 Atlanta, GA 30339 404.252.6385 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. FC14-

950-78393 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 MAURICE BARKER to UNION PLANTERS BANK, NA, dated 03/19/2001, and Recorded on 04/05/2001 as Book No. 22711 and Page No. 234, AS AFFECTED BY BOOK 55717, PAGE 252, GWINNETT County, Georgia records, as last assigned to BANK OF AMERICA, N.A. (the Secured Creditor), by after described property to secure a Note of even date in the original principal amount of \$143,825.00, with interest of \$143,825.00, 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 November, 2022, the following described the following described property: ALL THAT TRACT OR PAR-

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 193 OF THE 6TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 14, BLOCK "A", MAGNOLIA SUBDIVISION, UNIT FOUR, AS PER PLAT RECORDED IN PLAT BOOK 74, PAGE 73, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. The debt secured by said The debt secured by said Deed to Secure Debt has been and is hereby declared

due because of, among othfailure to pay the indebted-ness as and when due and in the manner provided in the Note and Deed to Secure Debt. The debt remaining in Debt. Ine debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure

vided in the Deed to Secure
Debt and by law, including
attorney's fees (notice of intent to collect attorney's fees
having been given).
BANK OF AMERICA, N.A.
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 ING, LP, acting on behalf of and, as necessary, in consultation with BANK OF AMERICA, N.A. (the current investor on the loan), is the entity with the full authority to properties among and entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to 0.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, 7105 CORPORATE DRIVE, PLANO. TX 75024, 800 669 6650. Please note that, pursuant to 0.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan.

of the loan. of the loan.

To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 1655 MAGNOLIA VIEW COURT, NORCROSS, GEORGIA 30093 is/are: GEORGIA 30093 is/are MAURICE BARKER or ten 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 disclosed by EASEMENT AND AND EASEMENT FOR INGRESS AND EGRESS FROM THOMAS HOWELL GREEN TO WILLIAM G. WILLIAMSON AND BEVER-LY S. WILLIAMSON, DATED JANUARY 10, 1986, an accurate survey and inspection of the property, and (c) all matters of record su-

FORECLOSURE

perior to the Deed to Secure Debt first set out above, in-cluding, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions,

covenants, etc.
The sale will be conducted Ihe 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 lows 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 provid-ed in the preceding paragraph.
BANK OF AMERICA, N.A.

BÁNK OF AMERICA, N.A. as Attorney in Fact for MAURICE BARKER.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000007941511
BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Beit Line Road, Suite

4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398 # (972) 341 5398

950-80065 8/31,2022 NOTICE OF FORECLOSURE SALE

UNDER POWER
GWINNETT COUNTY,
GEORGIA
Under and by virtue of the
Power of Sale contained in a Security Deed given by Matthew Allen Biltz to The Matthew Allen Biltz to The Coca-Cola Company Family FCU, dated October 15, 2007, and recorded in Deed Book 48398, Page 356, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Two Hundred Fifty-Four Thousand Two Hundred Fifty and 0/100 dollars (\$254,250.00), with interest hereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of fore the courthouse door of for the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on September 6, 2022, the following described property: All that tract or parcel of land lying and being in Land Lot 332 of the 6th District, Gwinnett County, Georgia, being Lot 41, Block E of North Manor Subdivision. In the Tendent County Cartesian County, Georgia, being Lot 41, Block E of North Manor Subdivision. Unit Ten, as per plat thereof recorded in Plat Book 22, Page 23, Gwinnett County, Georgia Records, which recorded plat is incorporated basis by reference and herein by reference and made a part of this description. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default,

possible events of detailed 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, including attorney's fees (notice of intent to collect attorney's fees having heap give ney's fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Coca-Cola Federal Credit Linion they can be cortected. Union they can be contacted at (866) 397-5370 for Loss Mitigation Dept, or by writing to 1 Corporate Drive, Suite 360, Lake Zurich, Illipid (2004) to dispute, page 20047, to nois 60047, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which es (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encumassessments, inents, encumber brances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the understings the party in

undersigned, the party in possession of the property is Matthew Allen Biltz or tenant(s); and said property is more commonly known as 4212 Caleb Ct, Norcross, GA 30092. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure. Coca-Cola Federal Credit Lien as Attempt in Feet for Union as Attorney in Fact for Matthew Allen Biltz Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-07984

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

950-78054

Because of a default under the terms of the Security Deed executed by Lori Gayle Deed executed by Lori Gayle Burns to Regions Bank d/h/a Regions Mortgage dated December 20, 2013, and recorded in Deed Book 52711, Page 157, Gwinnett County Records, securing a Note in the original principal amount of \$270,400.00, the bolder thereof pursuant to holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebted-ness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday Will on the first luesday, September 6, 2022, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for each the creative description. outcry to the highest bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 372 AND 373 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING 1.275 ACRES AND MORE PARTICULARLY DESCRIBED BY PLAT OF SURVEY DATED SEPTEMBER 4, 1992, PREPARED BY THOMAS WOOD & ASSOC. CERTIFIED BY THOMAS WOOD, REGISTERED SURVEYOR REGISTERED SURVEYOR
NO. 1990 AND BEING
RECORDED AT PLAT BOOK 57, PAGE 150-A, GWINNETT COUNTY, GEORGIA RECORDS; WHICH PLAT

FORECLOSURE

RECORDED AT DEED BOOK 3333, PAGE 298, TOGETHER WITH ANY RIGHTS GRANTORS MAY HAVE IN THAT CERTAIN EASEMENT SET OUT IN WARRANTY DEED AT DEED BOOK 222, PAGE 298, GWINNETT COUNTY RECORDS Said property is known as **1766** Green Road, Buford, GA 30518, together with all fix-tures and personal property attached to and constituting a part of said property, if any. This conveyance is made subject to that certain Security Deed in favor of Branch Banking and Trust Company, recorded in Deed Book 44602, page 1, Gwinnett County Records. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), a part of said property, if which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, any university and inspection ordinary. encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided be distributed as provided by law. The sale will be conby law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Lori Gayle Burns; Blake A. Harris, successor in interest or tenant (s). Regions Bank dba Regions Mortgage as Attorney-in-Fact for Lori Gayle Burns File no. 15-050702 LOGS LEGAL GROUP LLP\* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E. Suite 300 Atlanta, GA 30346 (770) 220-2535/GR https://www.logs.com/ \*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. cessor in interest or tenant USED FOR THAT PURPOSE. 950-78062 8/10,17,24,31,2022

NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY,

GEORGIA
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

PURPOSE.
Under and by virtue of the
Power of Sale contained in a
Security Deed given by Se
Chol Chang to JPMorgan
Chase Bank, N.A., dated
September 18, 2007, and
recorded in Deed Book
48316, Page 886, Gwinnett
County, Georgia Records, as
last transferred to U.S. Bank
Trust National Association. Trust National Association as Trustee of the Chalet Se as Irustee of the Chalet Se-ries IV Trust by assignment recorded in Deed Book 58509, Page 869 in the Of-fice of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-described propert to secure a Note in the original principal amount of the control of the nal principal amount of two hundred thirty-five thousand and 00/100 (\$235,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash becauthous door of the the courthouse door of fore the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on Tuesday, September 6, 2022, the following de-scribed property: ALL THAT TRACT OR PARCEL OF TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LYING AND BEING IN LAND LOT 165, OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 58, BLOCK A, BERK-SHIRE AT SUGARLOAF SHIRE AT SUGARLOAF
SUBDIVISION, PHASE II, AS
PER PLAT RECORDED IN
PLAT BOOK 91, PAGE 252,
GWINNETT COUNTY, GEORGIA RECORDS, WHICH
PLAT IN INCORPORATED
HEREIN BY REFERENCE
AND MADE A PART OF THIS
DESCRIPTION. SAID PROPERTY BEING KNOWN AS
2984 ASTERIA POINTE ACCORDING TO THE PRESENT
SYSTEM OF NUMBERING
PROPERTY IN GWINNETT PROPERTY IN GWINNETT COUNTY, GEORGIA. The debt secured by said Securi-ty Deed has been and is hereby declared due because of among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorand by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Your mortgage servicer can be contacted at 800-603-0836 - Loss Mitigation Dept., or by writing to SN Servicing Corporation (Servicer), 323 Fifth Street, Eureka, CA 95501, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject

property will be sold subject orem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be displaced by an accurate curvant closed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of

record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Se Chol Chang or tenant(s); and said property is more commanly.

property is more commonly known as 2984 Asteria Pointe, Duluth, GA 30097 A/K/A 2984 Asteria Pointe, Duluth, GA 30096. The sale

will be conducted subject (1)

to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and

audit of the status of the loan with the holder of the

loan with the holder of the security deed. U.S. Bank Trust National Association, as Trustee of the Chalet Series IV Trust as Attorney in Fact for Se Chol Chang. Quinn Legal, P.A. 19321 US Hwy 19 N, Suite 512 Clearwater, FL 33764 Phone: (727) 474-9603 eservice@quinnlegal.com By: /s/ Erin M. Rose Quinn Erin M. Rose Quinn, Esq. Georgia Bar Number 547833 950-78412

RECORDS; WHICH PLAT AND THE RECORD THERE-OF ARE INCORPORATED HEREIN BY REFERENCE THERETO. BEING THE SAME AS THE WARRANTY DEED

NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA

8/10,17,24,31,2022

FOR

FORECLOSURE

gage Company, dated March 1, 2019, and recorded in Deed Book 56445, Page 00250, Gwinnett County,

Georgia Records, as last transferred to PHH Mortagage Corporation by assignment accorded on June 2 ment recorded on June 3, 2022 in Book 59994 Page 811 in the Office of the Clerk 811 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Two Hundred Forty-Nine Thousand Five Hundred Twenty and 0/100 dollars (\$249,520.00), with interest thereon as set forth therein, there will be sold at public thereon as set form therein, there will be sold 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, the following described properties. lowing described property:
All that tract or parcel of
land lying and being in Land
Lot 159 of the 5th District, Gwinnett County, Georgia, being Lot 108, Block A of Brightfield Farms, Unit 2, as per plat recorded in Plat Book 140, Pages 107-109, Gwinnett County records, which recorded plat is incorporated herein and made a porated herein and made a part of this description. The debt secured by said Security Deed has been and is hereby declared due because of, among other posible events of default fail. sible events of default sible events of default, and ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: PHH Mortgage Corporation they can be contacted at 1-800-750-2518 for Loss Mitigation Dept, or by writing to One Mortgage Way, Mount Laurel, New Jersey 08054, to discuss possible ney's fees (notice of intent to Mount Laurel, New Jersey 08054, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessof the property, any assessments, liens, encumbrances zoning ordinances, restric-tions, covenants, and mat-ters of record superior to the Security Deed first set out above. To the best knowl-edge and belief of the undersigned, the party in possession of the property is The Estate of Dorothy Cureton or tenant(s); and said property is more commonly known as 570 Brightfield Drive, Loganville, GA 30052. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the cotture of the least with the status of the loan with the holder of the security deed and (3) any right of re-demption or other lien not extinguished by foreclosure. PHH Mortgage Corporation as Attorney in Fact for Dorothy Cureton, Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 8&S file no.: 22-11524 950-78055

950-78055 8/10,17,24,31,2022 NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA Under and by virtue of the Power of Sale contained in a Security Deed given by Cyn-thia H. Davies and Emma E. Akojede to Mortgage Elec-tronic Registration Systems. tronic Registration Systems, Inc., as grantee, as nominee for SunTrust Mortgage, Inc. d/b/a Sun America Mortgage, dated February 5, 2004, and recorded in Deed Book 37045, Page 2, Gwinnett County, Georgia Records, as last transferred to Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust by assignment recorded on Murgage Acquisition Transport seconded on March 7, 2016 in Book 54141 Page 534 in the 0fice of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original control of the property of the propert to secure a Note in the origin nal principal amount of One Hundred Seventy-Six Thou-sand Two Hundred and 0/100 dollars (\$176,200.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on Sentember 6, 2022, the on September 6, 2022, the following described proper-ty: All that tract or parcel of land lying and being in Land Lot 246 of the 5th District, Lot 246 of the 5th District, Gwinnett County, Georgia, being Lot 21, Block C, formerly Block B, Creekside Estates, Unit 3, as per plat recorded in Plat Book 97, Page 82-84, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a by reference and made a part of this description. The debt secured by said Securi-ty Deed has been and is ty Deed has been and is hereby declared due because of, among other possible events of default, fail-inte to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorand by law, including attor-ney's fees (notice of intent to collect attorney's fees having been given). The entity hav-ing full authority to negoti-ate, amend or modify all terms of the loan (although not required by law to do so) not required by law to do so not required by law to do so) is: Selene Finance they can be contacted at (877) 735-3637 for Loss Mittigation Dept, or by writing to 3501 Olympus Boulevard, 5 th Floor, Suite 500, Coppell, Texas 75019, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxoutstanding 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, encum-

assessments, nears, encountries, coning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the

undersigned, the party in possession of the property is Cynthia H. Davies or ten-ant(s); and said property is

more commonly known as 1206 Misty Valley Court, Lawrenceville, GA 30045.

GEORGIA
Under and by virtue of the
Power of Sale contained in a
Security Deed given by
Dorothy Cureton to Mortgage Electronic Registration
Systems, Inc., as grantee,
as nominee for Guild Mort-

FORECLOSURE subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupted under the U.S. Bankruptcy Code (2) final confirmation and audit of the status
of the loan with the holder of
the security deed and (3)
any right of redemption or
other lien not extinguished
by foreclosure. Wilminigton
Savings Fund Society, FSB,
d/b/a Christiana Trust, not
individually but as truste
for Pretium Mortgage Acquisition Trust as Attorney in
Fact for Cynthia H. Davies
and Emma E. Akojede. Brock
& Scott, PLLC 4360 Chamblee Dunwoody Road Suite
310 Atlanta, GA 30341 404789-2661 B&S file no.: 2101148 01148 950-78053 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 JAMES
C EDDY to UNITY MORTGAGE, dated October 6,
2005, recorded October 13,
2005, in Deed Book 44852, 2005, In Deed Book 44852, Page 0138, Gwinnett County, Georgia Records, said Secu-rity Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Thirteen Thousand Seven Thirteen Thousand Seven Hundred Fifty and 00/100 dollars (\$213,750.00), with interest thereon as provided for therein, said Security Panel begins have lest said. for therein, said Security Deed having been last sold, assigned and transferred to WILMINGTON SAVINGS FUND SOCIETY, FSB AS TRUSTEE OF WY 2017-1 GRANTOR TRUST, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in September, 2022. all property described nours of sale on the first Tuesday in September, 2022, all property described in said Security Deed includ-ing but not limited to the fol-lowing described property: ALL THAT TRACT AND OR PARCEL OF LAND LYING AND BEING IN LAND LOT 65 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEOR-GIA BEING LOT 22, BLOCK B OF SCENIC MOUNTAIN, UNIT 2, AS PER PLAT RECORDED IN PLAT BOOK 7, PAGE 29, GWINNETT 7, PAGE 29, GWINNETT COUNTY RECORDS; SAID PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. HEREUF BY REFERENCE.
Said legal description being
controlling, however the
property is more commonly
known as 2067 CLIFFTON
TER., SNELLVILLE, GA
30039. The indebtedness secured by said Security Deed cured by said Security Deed has been and is hereby de-clared due because of de-fault under the terms of said Security Deed. The indebt-edness remaining in default.

this sale will be made for the purpose of paying the same, all expenses of the sale, in-cluding attorneys' fees (notice to collect same having been given) and all other payments provided for un-der the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the un-dersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; or 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 posproperty is session of the property s JAMES C EDDY, or tenants (s). The sale will be conduct-ed subject (1) to confirma-tion that the sale is not pro-hibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms

amend or modify all terms of the loan (although not required by law to do so) is: Carrington Mortgage Services, LLC, Loss Mitigation Dept., 1600 South Douglass Road Suite 200A, Anaheim, CA 92806, Telephone Number: 800-561-4567. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to negotiate, amend, or modify negotiate, amend, or modify the terms of the mortgage instrument. WILMINGTON SAVINGS FUND SOCIETY, FSB AS TRUSTEE OF WV 2017-1 GRANTOR TRUST as Attornay in Fact for LAMES C 2017-1 GHANION HINUS! A Attorney in Fact for JAMES C EDDY THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COL-LECTOR, UNDER FEDERAL LAW. IF SO, ANY INFO-MATION OBTAINED WILL BE USED FOR THAT PUR-DOSE Afterney Contact: Pu-BE USED FOR IRIAI PURP POSE. Attorney Contact: Ru-bin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. CMS-22-01836-1 Ad Run Dates 08/10/2022. Dates 08/10/2022, 08/17/2022, 08/31/2022, 08/31/2022 950-78056 8/10,17,24,31,2022

NOTICE OF SALE

UNDER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Se-curity Deed from EMPSON INVESTMENTS LLC to FI-NANCE OF AMERICA COM-NANCE OF AMERICA COM-MERCIAL LLC, dated August 1, 2019, recorded August 8, 2019, in Deed Book 56796, Page 706, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Thousand Fight Hundred Thousand Eight Hundred and 00/100 dollars and 00/100 dollars (\$100,800.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Wilmington Savings Fund Society, FSB not in its indi-vidual capacity but solely as owner trustee on behalf of ANTLER Mortgage Trust 2021-RTL1, 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: THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTI(S) 47 OF DISTRICT 6, GWINNET COUNTY, GEORGIA, BEING LOT (S) 9, BLOCK A, VALLEY BROOK SUBDIVISION, PHASE 2, AS PER PLAT RECORDED IN GWINNETT of sale on the first Tuesday in September, 2022, all

FORECLOSURE

RECORDS. Said legal de-scription being controlling, however the property is more commonly known as ANDS VALLEY BROOK BOAD indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenspaying the saile, an expensi-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 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 which are a lief, whether on not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property. all zoning ordinances; as-sessments; liens; encum-brances; restrictions; covenants, and any other matters of record superior to matters of record superior the said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in pos-session of the property is EMPSON INVESTMENTS LLC, DAVID GLEN RUSAW, or tenants(s) The sale will

or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: BSI Financial Services, Loss Mitigation Dept.. 314 S. quired by law to do so) is: BSI Financial Services, Loss Mitigation Dept., 314 S. Franklin Street PO Box 517, Attn: Cashiering, Titusville, PA 16354, Telephone Num-ber: 800-327-7861. Nothing in 0.C.G.A. Section 44-14-162 2 chall be construed to 162.2 shall be construed to require a secured creditor to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. WILMINGTON SAVINGS FUND SOCIETY, FSB NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE ON BEHALF OF ANTLER MORTGAGE TRUST 2021-RTL 1 as Attorney in Fact for PMPSON GAGE HUST 2021-HIL1 as Attorney in Fact for EMPSON INVESTMENTS LLC THE BE-LOW LAW FIRM MAY BE HELD TO BE ACTING AS DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED 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. BSI-22-02917-1 Ad Run 2 Case No. Ad Run 08/10/2022, 08/24/2022, Dates 08/17/2022, 950-78491

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 Security Deed given by Richard H. Fisher II to Mort-Richard H. Fisher II to Mort-gage Electronic Registration Systems, Inc., as nominee for Countrywide Home Loans, Inc. (the Secured Creditor), dated September 24, 2003, and Recorded on October 8, 2003 as Book No. 35271 and Page No. 161, Gwinnett County, Georgia records, conveying the afterdescribed property to secure a Note of even date in the 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 by the undersigned at public variety to the bishest bidder. 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 37 of the 7th District of Gwinnett County, Georgia, being shown and designated as Lot 43, Block A, Waterford Park Subdivision. Unit 11. for cash at the Gwinnett Park Subdivision, Unit II, Gwinnett County, Georgia, according to a plat of subdi-vision recorded in Plat Book 48, Page 226, Gwinnett County, Georgia records, which plat is incorporated by County, Georgia records, which plat is incorporated by which plat is incorporated by reference herein and made apart 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 Mote and Security Deed. Because the debt remains in default this sale will be default, this sale will be made for the purpose of paying the same and all ex-penses of this sale, as pro-vided in the Security Deed and by law, including attor-ney's fees (notice of intent to collect attorney's fees having been given). BankUnited N.A. holds the duly endorsed Nate and in the current see Note and is the current as-signee of the Security Deed signee of the Security Deed to the property. Carrington Mortgage Services, LLC is the entity with the full au-thority to negotiate, amend, and modify all terms of the nortry to negotiate, ameno, and modify all terms of the loan. Pursuant to O.C.G.A. \$44-14-162.2, Carrington Mortgage Services, LLC may be contacted at: 1-800-790-9502 or by writing to 1600 South Douglass Road, Suite 110 and 200-A. Anaheim, CA 92806-5951. Please note that, pursuant to O.C.G.A. \$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 party/parties in possession of the subject property known as 2560 WATERFORD PARK DRIVE, LAWRENCEVILLE, GA 30044 is/are: Richard H. Fisher II or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are applied to the subject of a sold subject to (a) any outstanding ad valorem taxes (including taxes which are a

ing 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 Security Deed first set out above, including, but not limited to assess.

but not limited to, assess

ments, liens, encumbrances,

ments, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is

confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) fi-

nal confirmation and audit of

the status of the loan with

restrictions

zoning ordinances, ments, restri

FORECLOSURE

deed. Pursuant to O.C.G.A. §9-13-172.1, which allows for certain procedures re-garding the rescission of ju-dicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other refree[posure documents er foreclosure documents may not be provided until fi-nal confirmation and audit of nal confirmation and audit of the status of the loan as pro-vided in the preceding para-graph. Funds used at sale shall be in certified funds and payable to "Bell Carring-ton Price & Gregg, LLC" BankUnited NA. as Attorney in Fact for Richard H. Fisher II. Any information obtained on this matter may be used on this matter may be used on this matter may be used by the debt collector to col-lect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File: 22-43755

7/27,8/3,10,17,24,31,2022 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 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-NETT County, Georgia records, and last assigned to Bank United N.A., convey ing 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 County, Georgia, within the legal hours of sale on 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 GEORGIA ALL THAT TRACT 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, GEOR-GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERERNCE. CKA: 3575 FOXWORTH TRAIL, BUFORD, GA 30519 PARCEL NUMBER: R7184-053 The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro-vided in the Note and Deed to Secure Debt. 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 Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having hear give

ney's fees having been given). Said property is commonly known as 3575 FOX-WORTH TRAIL BUFORD, GA 30519, together with all fix tures and personal propers, attached to and constituting attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): SHELLEY HANNON on DANIEL HANNON or tenant or tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes orem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be dis-closed by an accurate survey and inspection of the prop erty, and (c) all matters o 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 The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; (2) O.C.G.A. Section 9-13-172.1; and (3) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confir mation and audit of the sta mation and audit of the sta-tus of the loan as provided in the preceding paragraph. Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is: Carrington Mortgage Services, LLC At-tention: Loss Mitigation De-partment 1600 South Doupartment 1600 South Dou-glass Road. Suites 100 & 200-A Anaheim, CA 92806 1-800-561-4567 The forego-ing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require the secured credito to negotiate, amend or modi-fy the terms of the Deed to Secure Debt described herein. This sale is conducted on behalf of the secured crediberial of the secured credi-tor under the power of sale granted in the aforemen-tioned security instrument, specifically being BANK UNITED N.A. as attorney in fact for SHELLEY HANNON and DANIEL HANNON Park way Law Group, LLC 1755 North Brown Road Suite 150 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 A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-77596

950-77596 8/3,10,17,24,31,9/7,14,21, 28,2022 NOTICE OF SALE UNDER POWER CONTAINED IN SE-CURITY DEED STATE OF GEORGIA, COUNTY OF

Gwinnett Pursuant to a power of sale contained in a certain security deed executed by **Shan**non Hare and Richard S Hare a/k/a Richard Hare, hereinafter referred to as Grantor, to Mortgage Elec-tronic Registration Systems, Inc. as nominee for Aegis Wholesale Corporation recorded in Deed Book 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 un-der the terms of said securi-ty deed, and the related note, the undersigned attorney-infact for the aforesaid Granton