FORECLOSURE

2006-1 by assignment recorded in Deed Book 51462, Page 484, Gwinnett County, Georgia Records, convevina the after-deconveying the after-de-scribed property to secure a Note in the original principal amount of TWO HUNDRED THOUSAND AND 0/100 DOLLARS (\$200,000.00), 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 alter-native, within the legal hours of sale on the first Tuesday in January, 2023, the follow-

in January, 2023, the following described property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A
PART HEREOF
The debt secured by said
Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law including bed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding

ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. 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.

U.S. Bank NA, successor trustee to Bank of America, NA, successor in interest to LaSalle Bank NA, as trustee, on behalf of the holders of the Washington Mutual Mortgage Pass-Through Cer-tificates WMALT Series 2006-1 Trust 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: Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT Ur., Salt Lake City, UT 84119, 888-818-6032. Note, however, that such entity is not required by law

to negotiate, amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of

the property is Cherry Cornelius or a tenant or tenants and said property is more commonly known as 2395 Potomac View Ct, Grayson, Georgia 30017. Should a conflict arise between the property address and the legal description the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. U.S. Bank NA, successor trustee to Bank of America, NA, successor in interest to LaSalle Bank NA, as trustee, on behalf of the holders of Washington Mutual Mortgage Pass-Through Cer-tificates WMALT Series 2006-1 Trust

as Attorney in Fact for Cherry Cornelius McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076

FIFTY-ONE AND 0/100 DOL-LARS (\$112,151.00), with interest thereon as set forth www.foreclosurehotline.net EXHIBIT A ALL THAT TRACT OR PAR-ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN THE STATE OF GEORGIA, COUNTY OF GWINNETT, IN LAND LOT 70 AND 71 OF THE 5TH LAND DISTRICT, BEING DESIGNATED AS LOT NO. 22, BLOCK A, BRENTWOOD ESTATE SUBDIVISION, UNIT ONE AND REING MORE therein there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in January, 2023, the following described as an attention of the first sale of the first Tuesday in January, 2023, the following described as a sale of the followi ONE, AND BEING MORE
PARTICULARLY
DEscribed property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and

ONE, AND BEING MORE
PARTICULARLY DESCRIBED ACCORDING TO
PLAT, AND SURVEY
RECORDED IN PLAT BOOK
78, PAGE 212, CLERKS OFFICE, GWINNETT COUNTY
RECORDS, REFERENCE TO
WHICH RECORD IS HEREBY
MADE FOR A MORE COMPLETE DESCRIPTION.
MR/cht 1/3/23

Our file no. 22-09831GA -2/07/2022, 12/21/2022, 950-87936

12/14/2022, 12/28/2022. NOTICE OF SALE UNDER POWER

GWINNETT GEORGIA.

COUNTY
Under and by virtue of the
Power of Sale contained in a Security Deed given by Leonard Perkins, Jr to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Pine State Mortgage Corporation, its successors and assigns, dated April 30, 2003, recorded in Deed Book 32836, Page 173, Gwinnett County Georgia Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 57202, Page 770, Gwinnett County, Georgia Records, as last transferred to Wells Fargo Bank, NA by assignment recorded in Deed Book 51226, Page 51, Deed Book \$1226, Page \$1, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SIXTY THOUSAND FOUR HUNDRED FIFTY AND 0/100 DOLLARS (\$160.450.00), with interest (\$160,450.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in February, 2023, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

The debt secured by said Security Deed has been and is hereby declared due 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 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 pur-suant to O.C.G.A. § 13-1-11

having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including

FORECLOSURE

an "as-is" basis without any

an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. Wells Fargo Bank, NA is the holder of the Security Deed

to the property in accordance with OCGA § 44-14-

162.2.

The entity that has full au-

the entity in a last bull added the thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Wells Fargo Bank, N.A., PO Box 10335, Des Moines, IA 50306, 1-800-416-1472. Note, however, that such entity is not required by law

entity is not required by law

to negotiate, amend or modi-

fy the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of

the property is Leonard Perkins, Jr or a tenant or

tenants and said property is more commonly known as

more commonly known as 2868 Lakewater Way, Snel-Iville, Georgia 30039.

Iville, Georgia 30039. Should a conflict arise be-

tween the property address

and the legal description the legal description will control. The sale will be conducted subject (1) to confirmation

that the sale is not prohibited under the U.S. Bankrupt-

cy Code and (2) to final con-firmation and audit of the status of the loan with the

holder of the security deed.

McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

www.foreclosurehotline.net
*Auction services provided
by Auction.com (www.auc-

EXHIBIT A
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 1 OF
THE 5TH DISTRICT, AND
LAND LOT 300 OF THE 4TH
DISTRICT, GWINNETT
COUNTY, GEORGIA, BEING
LOT 86, BLOCK A, LAKE
PORT SUBDIVISION, UNIT 1,
SS PER DIAT BECORDED

PORT SUBDIVISION, UNIT 1, AS PER PLAT RECORDED IN PLAT BOOK 95, PAGE 83-84, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORAT-

ED HEREIN AND MADE REF-

ERENCE HERETO.

MR/ca 2/7/23

Our file no. 22-09945GA –

12/14/2022, 12/21/2022, 12/28/2022, 01/04/2023, 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023

NOTICE OF SALE UNDER

principal amount of ONE HUNDRED TWELVE THOU-SAND ONE HUNDRED

County, Georgia, or at such

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

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

bed and by law, including attorney's fees (notice pursuant to 0.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

taxes which are a lien, but

not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in-

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

those superior to the Securi-

ty Deed first set out above. Said property will be sold on an "as-is" basis without any

representation, warranty of

representation, wallarily recourse against the above-named or the undersigned. Wells Fargo Bank, NA is the holder of the Security Deed to the property in accor-dance with OCGA § 44-14-162.2

The entity that has full au-

the entity trial last full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Wells Fargo Bank, N.A., PO Box 10335, Des Moines, IA 50306, 1-800-416-1472.

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and

belief of the undersigned.

the party in possession of the property is Adam A. Powell and Crystal J. Krauss or a tenant or tenants and

said property is more com-monly known as 1750 Rose

Garden Lane, Loganville, Georgia 30052. Should a conflict arise between the property address and the le-

gal description the legal de-

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 con-firmation and audit of the

status of the loan with the holder of the security deed.
Wells Fargo Bank, NA

as Attorney in Fact for Adam A. Powell and Crystal

McCalla Raymer Leibert

. Krauss

scription will control.

12/07/2022.

GWINNETT

950-87934

POWER GEORGIA, COUNTY

Wells Fargo Bank, NA

as Attorney in Fact for Leonard Perkins, Jr

Roswell, GA 30076

Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 not yet 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, encumwww.foreclosurehotline.net *Auction services provided by Auction.com (www.auction.com) EXHIBIT A All that tract or parcel of brances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on land lying and being in Land Lot 66 of the 5th District,

FORECLOSURE

Gwinnett County, Georgia, being Lot 25, Block B, Unit Two, Rose Garden Subdivision, as per plat recorded in Plat Book 34, Page 22, Gwinnett County, Georgia Records, which said plat is incorporated herein by this reference and made a part of this description, being imthis description, being improved property

MR/jay 1/3/23 Our file no. 557917 – FT5 950-87942 12/07/2022, 12/14/2022, 12/21/2022, 12/28/2022.

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Yolande M. Duncan to Mortgage Elec-tronic Registration Systems, tronic Registration Systems, Inc., as grantee, as nominee for Citibank, N.A., its successors and assigns. dated 2/17/2017 and recorded in Deed Book 54950 Page 193 Gwinnett County, Georgia records; as last transferred to or acquired by CitiMort-gage, Inc., conveying the afgage, Inc, conveying the arter-described property to secure a Note in the original principal amount of \$184,900,00, with interest at the rate specified therein, there will be sold by the un-dersigned at public outcry to the highest bidder for cash

the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on January 3, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: property

property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 17 OF
THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA,
AND BEING LOT 55, BLOCK
A, COUNTRY CLUB OF
GWINNETT SUBDIVISION,
UNIT SEVEN, PHASE 1, AS
PER PLAT RECORDED IN
PLAT BOOK 83, PAGES 81
AND 82, GWINNETT COUNTY RECORDS WHICH PLAT TY RECORDS WHICH PLAT BY REFERENCE IS INCOR-PORATED INTO AND MADE A PART OF THIS DESCRIP-TION.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining 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 Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having bean given).

Under and by virtue of the Power of Sale contained in a Security Deed given by Adam A. Powell and Crystal J. Krauss to Mortgage Electronic Registration Systems, having been given).
Said property is commonly known as 3379 Hillside
Links Dr, Snellville, GA
30039 together with all fix-Ironic Registration Systems, Inc., as nominee for Nbank, N.A., its successors and assigns, dated December 23, 2004, recorded in Deed Book 41153, Page 0153, Gwinnett County, Georgia Records and as modified by that certain Lean Modificatures and personal property tures and personal property, attached to and constituting a part of said property, if any. To the best knowledge and belief of the under-signed, the party (or parties) in possession of the subject that certain Loan Modifica-tion Agreement recorded in Deed Book 54363, Page 889, Gwinnett County, Georgia Records, as last transferred property is (are): Yolande M. Duncan and Joshua T records, as last transferred to Wells Fargo Bank, NA by assignment recorded in Deed Book 51582, Page 689, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original amount of ONE Cottman or tenant or ten-

cenlar is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. cenlar Mortgage Servicing Representative 425 Phillips Boulevard Fwing, NJ 08618 customerservice@loanad ministration com 1-800-223-

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms

Said property will be sold subject to: (a) any outstand-ing ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that consti-tute a lien against the prop-erty whether due and erty whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing au-thority, (d) any matters which might be disclosed by an accurate survey and inan accurate survey and in-spection of the property, and (e) any assessments, liens, encumbrances, zoning ordi-nances, restrictions, covenants, and matters of

record superior to the Security Deed first set out above.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcv Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the sta-

mation and audit of the status of the loan as provided immediately above.
CitiMortgage, Inc as agent and Attorney in Fact for Yolande M. Duncan Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

lanta, Georgia 30305, (404)
994-7637,
1010-1921A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE, 1010-1921A
950-88073 12/07/2022 950-88073 12/07/2022 12/21/2022,

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Pursuant to the Power of Sale contained in a Security Deed given by Akintunde Durosinmi-Etti and Elizabeth Durosinmi-Etti to Mortgage Electronic Registration Sys-Electronic Registration Systems, Inc., as grante, as mominee for BANK OF AMERICA, N.A., its successors and assigns dated 3/26/2015 and recorded in Deed Book 53457 Page 227 Gwinnett County, Georgia records; as last transferred to or acquired by BANK OF AMERICA, N.A., conveying MERICA, N.A., conveying the after-described property to secure a Note in the origito secure a Note in the original principal amount of \$249,696.00, 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

FORECLOSURE

nated by Order of the Superior Court of said county) within the legal hours of sale within the legal hours of said on January 3, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described following described

property: All that tract or parcel of land lying and being in Land Lot 284 of the 5th District, County, Georgia, being Lot 148, Block A, Austin Commons, as per plat recorded in Plat Book 127, Pages 129-132, Gwinnett County, Georgia records, which plat is incorporated, berein and made 2 porated herein and made a or tenants.

part hereof by reference.
The debt secured by said
Security Deed has been and
is hereby declared due because of, among other possible events of default, failsible events of default, fall-ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including

attorneys fees (notice of intent to collect attorneys fees tent to collect attorneys rees having been given). Said property is commonly known as 2148 Austin Common Way, Dacula, GA 30019-7778 together with all 30019-7/78 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Akintunde Durosinmi-Etti and Elizabeth Durosinmi-Etti or tenant or tenants.

Bank of America is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. Bank of America Home

Loan Assistance Dept. 7105 Corporate Drive Plano, TX 75024 (800) 669-6650 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms

amend or modify the terms of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of

covenants, and matters or record superior to the Secu-rity Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code; and (2) final confir-mation and audit of the staration and audit of the sta-tus of the loan with the hold-er of the Security Deed. Pur-suant to O.C.G.A. Section 9-13-172.1, which allows for the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confir-

mation and audit of the sta-tus of the loan as provided immediately above. BANK OF AMERICA, N.A. as agent and Attorney in Fact for Akintunde Durosinmi-Etti and Elizabeth Durosinmi-Etti and Elizabeth Durosinmi-Etti Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 994-7637.

1016-5373A THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1016-5373A 950-88109 12/07/2022, 12/14/2022, 12/28/2022.

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Scott J. Ham-mond to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Acopia, LLC, its successors Acopia, LLC, its successors and assigns dated 7/31/2015 and recorded in Deed Book 53785 Page 259 Gwinnett County, Georgia records; as last transferred to or acquired by PennyMac Loan Services, LLC, conveying the after-described property to secure a Note in the original amount of principal amount of \$141,855.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia or such other area as designated by Order of the Superior Court of said county, within the legal hours of sale on January 3, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday in

on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:
All that tract or parcel of land lying and being in Land Lot 86 of the 6th District of Gwinnett County, Georgia, being more particularly described as follows: BEGINNING at an iron pin located on the northeasterly right of way of Martin Nash Road, said right of way being 80 feet in width, 232.51 feet northwesterly from the

intersection of the northeastintersection of the northeast-erly right of way of Martin Nash Road with the north-westerly right of way of Brownlee Road, said right of way being 70 feet in width; thence North 29 degrees 09 minutes 19 seconds West along the northeasterly right of way of Martin Nash Road, 107.51 feet to an iron pin; running thence North 61 derunning thence North 61 degrees 49 minutes 15 seconds East, 237.74 feet to an iron pin; running thence South 29 degrees 09 minutes 19 seconds East, 107.51 feet to an iron pin; running thence South 61 degrees 49 minutes 15 seconds West 237.24 feet to an iron pint and the POINT OF BEGINNING.
Said tract containing .5855 acres, more or less, and be-

acres, more or less, and being known as 1402 Martin ing known as 1402 Martin Nash Road according to the present system of number-ing property in Gwinnett County, Georgia. The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-

salu property will be solved as subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lier agricult has been ure to pay the indebtedness tute a lien against the prop-erty whether due and 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 payable or not yet due and payable and which may not be of record, (c) the right of purpose of paying the same redemption of any taxing au purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of in-tent to collect attorneys fees thority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, having been given). encumbrances, zoning ordi-

Said property is commonly known as **1402 Martin Nash** Road, Lilburn, GA 30047 together with all fixtures and personal property attached personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the update the public transports in (arc). the subject property is (are): Scott J. Hammond or tenant PennyMac Loan Services, LLC is the entity or individu-al designated who shall have

FORECLOSURE

full authority to negotiate, amend and modify all terms of the mortgage.
PennyMac Loan Services,
LLC Loss Mitigation 3043
Townsgate Road #200,
Westlake Village, CA 91361
1-866-549-3583

Note, however, that such entity or individual is not re-quired by law to negotiate, amend or modify the terms of the loan.

of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, encumbrances, zoning ordi

encumbrances, zoning ordi-nances, restrictions, covenants, and matters of record superior to the Secu-rity Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code; and (2) final confir-mation and audit of the sta-tus of the loan with the holdtus of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above immediately above.

PennyMac Loan Services, LLC as agent and Attorney in Fact for Scott J. Hammond Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

994-7637.

1120-23668A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY IN-PURMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 1120-23668A
950-87988 12/07/2022 12/07/2022, 12/21/2022, 12/14/2022. 12/28/2022

NOTICE OF SALE UNDER POWER, GWINNETT COUN-Pursuant to the Power of Sale contained in a Security Deed given by Charleston Leek, Jr. to Mortgage Elec-tronic Registration Systems, tronic Registration Systems, Inc., as grantee, as nominee for Guaranteed Rate Affinity, LLC, its successors and assigns dated 2/11/2020 and recorded in Deed Book 57248 Page 746 Gwinnett County, Georgia records; as last transferred to or acquired by Truist Bank, successor by merger to Suntrust Bank, conveying the after-described property to secure a Note in the original . ი.იი

the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county) rior court of said county), within the legal hours of sale on January 3, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described

the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 213 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 2, BLOCK B, MARTINS CHAPEL GROVE SUBDIVISION, UNIT ONE F.K.A. MARTINS CHAPEL ESTATES, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 86, PAGE 47, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY

INCORPORATED HEREIN BY THIS REFERENCE AND
MADE A PART OF THIS DESCRIPTION; BEING PROPERTY KNOWN AS 1265
MARTINS CHAPEL LANE,
ACCORDING TO THE ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEOR-

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the as and when due and in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, a straightful in the Courting as provided in the Security Deed and by law, including attorneys fees (notice of in-tent to collect attorneys fees having been given).

naving been given).
Said property is commonly known as 1265 Martins
Chapel Ln, Lawrenceville,
GA 30045 together with all fixtures and personal property attached to and constierty attached to and consti-tuting a part of said proper-ty, if any. To the best knowl-edge and belief of the under-signed, the party (or parties) in possession of the subject property is (are): Estate and/or Heirs of Charleston Leek, Jr. or tenant or tenants.

Truist Bank is the entity or

individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage Truist Bank Mortgage Loan Servicing P.O. Box 2467 Greenville, SC 29602-2467 1-800-827-3722

1-800-827-3722
Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the lean of the loan. Said property will be sold

FORECLOSURE

restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; and (2) final confirmation and audit of the status of the loan with the hold-ref the Sequitiv Dood Burner the Sequitive Burner the B tus of the load with the holder er of the Security Deed. Pur-suant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confir-mation and audit of the sta-tus of the loan as provided immediately above.

immediately above.
Truist Bank, successor by
merger to Suntrust Bank as
agent and Attorney in Fact
for Charleston Leek, Jr.
Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont
Road, N.E., Suite 500, Atlanta, Georgia 30305, (404)
994-7637.
1207-1527A

1207-1527A THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1207-1527A 950-88106 12/07/2022, 950-88106 12/14/2022, 12/21/2022. 12/28/2022

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Russell Billy Roberts and Bridget Hamil-ton-Roberts to Mortgage Electronic Registration Sys-tems, Inc., as grantee, as nominee for Countrywide Home Loans, Inc., its suc-cessors and assigns successors and assigns dated 9/6/2006 and recorded in Deed Book 47016 Page 0001 Gwinnett County, Georgia records; as last transferred to or acquired by THE BANK OF NEW YORK MELLON FKA THE BANK OF MELLON FRA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF THE CWABS INC., ASSET-BACKED CER-TIFICATES, SERIES 2006-17, conveying the after-de-scribed property to secure a Note in the original principal amount of \$256,275.00, 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 (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on Jan-uary 3, 2023 (being the first Tuesday of said month un-less said date falls on a Fedless said date fails off a Fed-eral Holiday, in which case being the first Wednesday of said month), the following described property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND

BEING IN LAND LOT 221 OF BEING IN LAND LUT 221 OF THE 7TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 35, BLOCK A, IVY GREEN SUBDIVISION, PHASE II, AS PER PLAT PHASE II, AS PER PLAT RECORDED IN PLAT BOOK 87, PAGE 214, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY INCORPORATED HEREIN AND MADE A PART HEREIN STREEM THIS RECORDS.

HEREOF BY THIS DESCRIP-Also known as: 2707 Bogan Creek Dr., Buford, GA Being the same premises as conveyed in deed from Water Ridge Builders, Inc. recorded 8/24/2004 in docu-ment number 151442, book

39581, Page 158 in said county and state.

Tax ID: R7221 289 The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees

having been given).
Said property is commonly known as 2707 Bogan Creek Dr, Buford, GA 30519-4517 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): having been given). the subject property is (are): Russell Billy Roberts and Bridget Hamilton-Roberts or tenant or tenants. Shellpoint Mortgage Servic-

ing is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
Shellpoint Mortgage Servicing PO Box 10820

ing PO Box 10826 Greenville, SC 29603-0826 1-800-365-7107 Note, however, that such entity or individual is not re-quired by law to negotiate, amend or modify the terms of the loan.

of the loan.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1263-2741A payable), (b) unpaid water payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be a freed (a) the right of be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (d) any accordant line. STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER

1263-2741A

950-88660

POWER

THIS LAW FIRM MAY BE

PURSUANT to the power of sale contained in the Security Deed executed by AGHE-DO PIUS IYAMU to MORT-GAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ROMANDER FOR MORE

AS NOMINEE FOR AMPRO MORTGAGE CORPORATION in the original principal amount of \$236,450.00 dat-

ed April 12, 2005 and recorded in Deed Book

recorded in Deed Book 42408, Page 165, Gwinnett County records, said Security Deed being last transferred to MTGLO INVESTORS, L.P. in Deed Book 57278, Page 178, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash. before the Courthouse

cash, before the Courthouse

door in said County, or at

door in said county, or as such other place as lawfully designated, within the legal hours of sale, on January 03, 2023, the property in said Security Deed and de-scribed as follows: ALL THAT TRACT OR PAR-

CEL OF LAND LYING AND

12/07/2022

12/21/2022,

(e) any assessments, liens, (e) any assessments, lending ordi-nances, restrictions, covenants, and matters of record superior to the Secu-rity Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the standard the learning the bank the beld. tus of the loan with the holdtus of the loan with the hold-er of the Security Deed. Pur-suant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confir-mation, and audit of the day

tus of the loan as provided immediately above immediately above.
THE BANK OF NEW YORK
MELLON FKA THE BANK OF
NEW YORK, AS TRUSTEE
FOR THE CERTIFICATE
HOLDERS OF THE CWABS
INC., ASSETBACKED CERTIFICATES, SERIES 2006-17

mation and audit of the sta-

FORECLOSURE

as agent and Attorney in Fact for Russell Billy Roberts and Bridget Hamilton-Roberts Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

1263-2699A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1263-2669A 950-87999 12/7 14 21 28

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Sale contained in a Security Deed given by Charles D. Treadway to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nominee for On Q Financial, Inc., its for On Q Financial, Inc., its successors and assigns. dat-ed 6/28/2017 and recorded in Deed Book 55223 Page 0420 Gwinnett County, Georgia records; as last transferred to or acquired by New Rez LLC d/b/a Shellpoint Mortgage Servicing, conveying the after-described property to secure a Note in the original principal amount of \$66,500.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as design nated by Order of the Supe nated by Urder of the Superior Court of said county), within the legal hours of sale on January 3, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described

property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 73 OF THE 5th DISTRICT, GWIN-NETT COUNTY, GEORGIA. BEING LOT 2, BLOCK A DEERFIELD COMMONS SUBDIVISION, UNITS ONE AND TWO, AS PER PLAT RECORDED N PLAT BOOK 29, PAGE 291, GWINNETT COUNTY. GEORGIA RECORDS, WHICH PLAT IS RECORDS, WHICH PLAT IS BY REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF, BEING KNOWN AS 1785 BERK-SHIRE COURT, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN GWINNETT COUNTY, GEORGIA. The debt secured by said Security Deed has been and is hereby declared due be-

is hereby declared due because of, among other pos-sible events of default, failsible events of default, fall-ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees

tent to collect attorneys fees having been given). Said property is commonly known as 1785 Berkshire Ct, Snellville, GA 30078 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersioned. The party Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 20-006907 – 950-88394 12/14/2022, 12/28/2022. the undersigned, the party (or parties) in possession of NOTICE OF SALE UNDER POWER, GWINNETT COUNthe subject property is (are): Charles D. Treadway or ten-ant or tenants. Shellpoint Mortgage Servic-Pursuant to the Power of Sale contained in a Security Deed given by Jacobine Lau-re K. Djiepmo to Mortgage Electronic Registration Sys-

ing is the entity or individual designated who shall have designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. Shellpoint Mortgage Service

ing PO Box 10826 Greenville, SC 29603-0826 1-800-365-7107
Note, however, that such entity or individual is not required by law to negotiate,

597 Gwinnett County, Geor-gia records; as last trans-ferred to or acquired by Axos Bank, conveying the af-ter described property to nend or modify the terms cure a Note in the original of the loan. or the loan.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water principal amount of \$267,500.00, with interest at the rate specified therein, there will be sold by the un-dersigned at public outcry to the highest bidder for cash payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale be of record, (c) the right of redemption of any taxing au-thority, (d) any matters which might be disclosed by within the legal hours of said the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: an accurate survey and in-spection of the property, and (e) any assessments property: THE LAND REFERRED TO

en any assessments, here encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted which the definition of the sale will be conducted which the definition of the sale will be conducted which the sale will be conducted to the sale will THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF GWINNETT, CITY OF NOR-CROSS, STATE OF GEORGIA, AND IS DESCRIBED AS Ine 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 sta-GIA, AND IS DESCRIBED AS FOLLOWS:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 256 OF THE 6TH DISTRICT, GWINtus of the loan with the holdtus of the loan with the hold-er of the Security Deed. Pur-suant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and NETT, COUNTY, GEORGIA, BEING LOT 15, BLOCK A, LANGFORD CLOSE SUBDI-VISION, AS PER PLAT 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 nutil final co RECORDED IN PLAT BOUR
71, PAGE 295, GWINETT
COUNTY GEORGIA
RECORDS, WHICH PLAT IS
INCORPORATED HEREIN BY
REFERENCE AND MADE A
PART HEREOF.
PARCEL ID # R6256-155
TILLS PEING THE SAME mation and audit of the status of the loan as provided tus of the loan as provided immediately above. NewRez LLC d/b/a Shell-point Mortgage Servicing as agent and Attorney in Fact for Charles D. Treadway Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637. 1263-2741A THIS BEING THE SAME

IHIS BEING IHE SAME PROPERTY CONVEYED TO JACOBINE LAURE K. DJIEM-PO FROM DO HUI MIN, IN A DEED DATED APRIL 24, 2015 AND RECORDED APRIL 29, 2015, IN BOOK 53522 PAGE 00743. PARCEI COMMONIY D3522 PAGE 00/43.
PARCEL COMMONLY
KNOWN AS: 2940
STANSTEAD CIRCLE, NORCROSS, GA 30071 PARCEL
ID:R6256-155

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of in-tent to collect attorneys fees

having been given).
Said property is commonly known as 2940 STANSTEAD CIR, NORCROSS, GA 30071 together with all fixtures and personal property attached said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Jacobine Laure K. Djiepmo

or tenant or tenants.

Axos Bank is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

Axos Bank Axos Bank Loss Mitigation 4350 La Jolla Village Dr. Suite 140 San Diego, CA 92122 877.351.2265 x1871 FORECLOSURE

FORECLOSURE

5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 56, BLOCK "B", APALACHEE HERITAGE

APALACHEE HERITAGE SUBDIVISION, UNIT THREE, AS PER PLAT RECORDED AT PLAT BOOK 92, PAGE 40, GWINNETT COUNTY,

GEORGIA RECORDS, WHICH PLAT IS INCORPO-

RATED HEREIN BY THIS REFERENCE AND MADE A PART HEREOF. Said property being known

Said property being known as: **545 GRAN HERITAGE**

as: 545 GRAN HERITAGE
WAY DACULA, GA 30019
To the best of the undersigneds knowledge, the party or parties in possession
of said property is/are

of said property is/are AGHEDO PIUS IYAMU or

paying the same and all ex-penses of sale, including at-torneys fees (notice of intent to collect attorneys fees hav-

taxing authority; (3) any matters which might be disclosed by an accurate survey

and inspection of the prop-erty; and (4) any assess-ments, liens, encumbrances,

zoning ordinances, restric-tions, covenants, and mat-ters of record superior to the Security Deed first set out

above. Said sale will be conducted

subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) fi-

nal confirmation and audit of

the status of the loan with

the holder of the Security

telephone number of the in-

dividual or entity who has

full authority to negotiate, amend, and modify all terms

of the mortgage is as fol-

as Attorney-in-Fact for AGHEDO PIUS IYAMU

tems, Inc., as grantee, as nominee for Axos Bank, its

successors and assigns dated 11/5/2020 and recorded in Deed Book 58080 Page

Robertson

Deed. The name, address,

quired by law to negotiate, amend or modify the terms of the loan.

of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of be of record, (c) the right of redemption of any taxing au-thority, (d) any matters thority, (d) any matters which might be disclosed by which might be discrosed by an accurate survey and inspection of the property, and (e) any assessments, liens encumbrances, zoning ordinances. restrictions covenants, and matters of record superior to the Secu-rity Deed first set out above. The sale will be conducted

AGHEDO PIUS IÝAMU or tenant(s).
The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all exsubject 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 Dead Burgarant to O.C.6.0 noider of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain proce-dures regarding the rescis-sion of judicial and non-judito collect attorneys rees naving been given).
Said property will be sold
subject to the following: (1)
any outstanding ad valorem
taxes (including taxes which
are a lien, whether or not yet
due and payable); (2) the
right of redemption of any cial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be pro-vided until final confirmation and audit of the status of the loan as provided immediately above

ly above.

Axos Bank as agent and At-torney in Fact for Jacobine Laure K. Djiepmo

Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637. 2016-860A

2016-860A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 2016-860A
950-97953 12/07/2022,
12/14/2022, 12/21/2022,
12/2/8/2022 12/28/2022

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Robert L. Williams, Sr. to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Congressional Bank, its successors and assigns dated 12/23/2016 and reported in Deed Book lows: Rushmore Loan Management Services, LLC 15480 Laguna Canyon Rd., Suite 100
Irvine, CA 92618
1-888-504-7300
Note that pursuant to
O.C.G.A. § 44-14-162.2, the
above individual or entity is signs dated 12/23/2016 allot recorded in Deed Book 54825 Page 204 Gwinnett County, Georgia records; as last transferred to or acquired by WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STAN-MICH MORTEAGE LOAN above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.

THIS LAW FIRM IS ACTING AS A DEBT COLLECT A A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

MTGLO INVESTORS, LP, as Attorney-in-Fact for WICH MORTGAGE LOAN TRUST I, conveying the af-ter-described property to se-cure a Note in the original principal amount of \$133,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on January 3, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described 12/21/2022,

the following described property: All that tract or parcel of All that tract or parcer of land lying and being in Land Lot 26 of the 6th District, Gwinnett County, Georgia, being Lot 36, Block B, Unit One of Landing's East Sub-

One of Landing's East Sub-division, as per plat record-ed in Plat Book 28, Page 81; revised in Plat Book 38, Page 5, Gwinnett County, Georgia Records, which recorded plat is incorporated herein and made a part here-

Subject Property Address; 5037 Tarvaga Court, Stone Mountain, GA 30087 Parcel ID: R6026 191 The debt secured by said Security Deed has been and sucrety bed because of, among other pos-sible events of default, fail-ture to nav the indebtedness ure to pay the indebtedness as and when due and in the as and when que and in the Note and Security Deed. The debt remaining in default, this remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of in-tent to collect attorneys fees having hear given) having been given).

Said property is commonly known as 5037 Tanaga Ct., Stone Mountain, GA 30087, Stone Mountain, GA 30087, 4042 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Robert L. Williams, Sr. or tenant or tenants. Carrington Mortgage Ser-

vices. LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. Carrington Mortgage Ser-vices, LLC 1600 South Douglass Road Suite 200-A Ana-heim, CA 92806 (800) 561-4567 Note, however, that such

entity or individual is not required by law to negotiate, amend or modify the terms of the loan Said property will be sold subject to: (a) any outstand-ing ad valorem taxes (in-

cluding taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that consti-tute a lien against the prop-erty whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority. thority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Secu-rity Deed first set out above. The sale will be conducted

subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt cy Code; and (2) final confir mation and audit of the statriation and adolt of the Status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed 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

immediately above.
WILMINGTON SAVINGS
FUND SOCIETY, FSB, AS
TRUSTEE OF STANWICH TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I Note, however, that such entity or individual is not reas agent and Attorney in Fact