#### FORECLOSURE

ber 11, 2004 in Book 40159, Page 149 in the Clerk of Su-perior Court's Office for Gwinnett County Georgia This conveyance is subject or all restrictions, easements, setback lines, and other conditions shown of record in the Clerk of Superior Court's Office for Gwin-

nett County, Georgia.
MR/mac 1/3/23
Our file no. 51624807 FT18 950-87966 12/07/2022, 12/21/2022, 12/14/2022.

12/28/2022 NOTICE OF SALE LINDER GEORGIA, COUNTY GWINNETT

Under and by virtue of the Power of Sale contained in a Security Deed given by Se-ung Ah Kim to Mortgage Electronic Registration Sysung Ah Kim to Mortgage Electronic Registration Sys-tems, Inc., as grantee, as nominee for New Century Mortgage Corporation, its ssors and assigns, dated February 20, 2007, recorded in Deed Book 47650, Page 58, Gwinnett County, Georgia Records, as last transferred to Wells Fargo Bank, N.A. as Trustee for the MASTR Asset Backed Securities Trust 2007-NCW Mortgage Pass-Through Cer-tificates Series 2007-NCW by assignment recorded in Deed Book 51513, Page 334, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of SIXTY-FOUR THOUSAND ONE FOUR THOUSAND ONE HUNDRED NINETY-TWO AND 0/100 DOLLARS (\$64,192.00), 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 lawfully place as may be lawfully designated as an alternative within the legal hours of sale on the first Tuesday in Jan-uary, 2023, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

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 attorney's fees (notice pursuant to O.C.G.A. § 13-1-11

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not vet due and pavable), the 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, encumassessments, lens, encom-brances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Securitv Deed first set out above ty 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. Wells Fargo Bank, N.A. as Trustee for the MASTR Asset Backed Securities Trust 2007\_NUM\_Mortrage\_Pass. 2007-NCW Mortgage Pass-Through Certificates Series 2007-NCW is the holder of

2007-NCW is the folder of 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 programs with the debter is: mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Vil-lage, CO 80111, 800-306-

Note. however, that such 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 Seung Ah Kim and Seung Jun Kim or a tenant or tenants and said property is more commonly known as 1398 Centerville Drive, Buford, Georgia 30518. Should a conflict arise between the property address and the legal de-scription 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 confirmation and audit of the status of the loan with the status of the loan with the holder of the security deed. Wells Fargo Bank, N.A. as Trustee for the MASTR As-set Backed Securities Trust 2007-NCW Mortgage Pass-Through Certificates Series 2007-NCW

2007-NCW
as Attorney in Fact for
Seung Ah Kim
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 230 OF THE 7TH DISTRICT, GWIN-

THE THE DISTRICT, GWIND-METT COUNTY, GEORGIA, BEING LOT 3, HIGHLAND CREEK, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 113, PAGE 112-115, GWINNETT COUNTY, GEOR-CHARLECORDS CALL BLAT GIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN AND MADE REFER-Subject to that certain se-

Subject to that certain security deed from Seung Ah Kim to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for New Century Mortgage Corporation, its successors and assigns, dated February 2007 and recorded in D Book 47650, Page 36, G County, Georgia Records.

MR/ca 1/3/23 Our file no. 5618119 – FT7 950-88771 12/07/2022 12/14/2022, 12/21/2022 12/28/2022.

# Notice of Sale Under Power

Georgia,
GWINNETT County
Under and by virtue of the
Power of Sale contained in a beed to Section Doirt given to State Doirt Doirt State Doirt Doirt State Doirt described property to secure a Note of even date in the original principal amount of \$260,000.00, 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, within the legal hours of sale on the first Tuesday in January, 2023, to wit: January 3, 2023, the following

#### FORECLOSURE

described property: All that tract or parcel of land lying and being in Land Lot 123,

6th District, Gwinnett Coun-

tions of Hecord. The debt secured by said Deed to Se-cure Debt has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-

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 attorneys fees

(notice of intent to collect at-

torneys fees having been given). Said property is commonly known as 4777 Nantucket Drive, Southwest, Lilburn, GA 30047, together

with all fixtures and personal

property attached to and constituting a part of said property. To the best knowledge and belief of the under-

signed, the party (or parties) in possession of the subject property is (are): B2 Property Solutions, LLC or tenant or tenants. Said property will be sold subject to (a) any sutstanding ad valorem tay.

outstanding ad valorem tax-es (including taxes which are a lien, but not yet due and payable), (b) any mat-ters which might be dis-closed by an accurate survey and inspection of the prop-

and inspection of the prop

erty, and (c) all matters of

record superior to the Deed

to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning

liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. 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 proce-

Section 9-13-1/2.1, 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 pro-

vided until final confirmation

and audit of the status of the loan as provided in the preceding paragraph. Pursuant to O.C.G.A. Section 44-14-

162.2, the entity that has full

162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is: Owandi Capital, LLC, 1926 Hosea L. Williams, Drive SE, Unit 170342, Atlanta, Georgia 30317. Note that pursuant to 0.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to nego-

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 COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PIRPONS OWAN-

FOR THAT PURPOSE, Owan

FOR THAT PURPOSE. Owandic Capital, LLC as attorney in fact for B2 Property Solutions, LLC. The Gurvey Law Group, PC 1934 N. Druid Hills, Suite B, Brookhaven, GA 30319. 404.997.8569 12/7,14,21,28,2022

STATE OF GEORGIA COUNTY OF GWINNETT

NOTICE OF SALE **UNDER POWER** 

the terms of the Security Deed executed by Bernard L. Bearry Jr. and Katheryn M.

Maxwell to American National Financial, Inc. dated July 15, 1994, and recorded in Deed Book 10529, Page

having been last sold, assigned, transferred and conveyed to Nationstar Mortgage LLC d/b/a Mr. Cooper,

securing a Note in the original nal principal amount of \$87,883.00, the holder thereof pursuant to said Deed and Note thereby se-

cured has declared the entire

amount of said indebtedness

due and payable and, pur-

due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, January 3, 2023, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: All that tract of parcel of land lying and being in Land Lot 134 of the 7th District. Gwinnett

and being in Land Lot 134 of the 7th District, Gwinnett County, Georgia, being known as Lot 3, Block C, Rock Springs, Unit One, as per plat recorded in Plat Book 38, page 18, Gwinnett County, Georgia Records, which plat is hereby incor-porated herein by reference. This property is also known as 2450 Mitchell Road, Lawrenceville, Georgia

30243. Said property is known as 2450 Mitchell Road, Lawrenceville, GA 30043, together with all fix-

tures and personal property

attached to and constituting a part of said property, if any. Said property will be sold subject to any outstand-

ing ad valorem taxes (in

curate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record curations to the

ters of record superior to the

any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale

is not prohibited under the

U.S. Bankruptcy Code and (2) to final confirmation and

Georgia

Lawrenceville.

Gwinnett County Records, said Security Deed

FORECLOSURE DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 11/30. 12/7,14,21,28, 2022 NOTICE OF SALE UNDER POWER STATE OF GEORGIA GWINNETT COUNTY

btil Distrist, y, Georgia, and being known as Lot 10, Block C, Nantucket Subdivision, as per plat recorded in Plat Book 1, Page 268, Gwinnett County, Georgia Records, which plat is incorporated herein and made a part thereof by reference. Table 1D#: R6123-077. Subject to any Easements or Restrictions of Record. The debt to the second of the second o By virtue of the power of sale contained in a Deed to Secure Debt from Beer Republic Brewing, LLC, to Touchmark National Bank dated May 29, 2019, and recorded May 31, 2019 in Deed Book 56627, Page 63, Gwinnett County, Georgia records, conveying the after ure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. The debt remaining in de-fault, this sale will be made

described property to secure a note in the original principal amount of \$5,000,000,000 with interest at the rate specified therein, there will be offered for sale at public outcry to the highest bidder for cash before the Courthouse door of said County at the Gwinnett County at the Gwinnett Courthouse, during the legal hours of sale on the first Tuesday in January, namely, January 3, 2023, the following described proper-

ty:
All that tract or parcel of land lying and being in Land Lot 146 of the 5th District, Gwinnett County, Georgia, in the City of Lawrenceville and more particularly described as follow:

Beginning at a nail set at

the intersection of the southerly right of way of Born Street (having a 50 foot Born Street (having a 50 foot right of way) with the easterly right of way of North Clayton Street (having a 60 foot right of way); traveling then North 89 degrees, 48 minutes, 56 seconds East for a distance of 402.64 feet along the southerly right of way of Born Street to an iron pin at that intersection of the westerly right of Chestnut erly right of way of Chestnut erly right of way of Chestnut Street (right of way varies); Thence South 11 degrees 41 minutes 12 seconds East for a distance of 191.35 feet along the westerly right of way of Chestnut Street to a point;

Thence north 80 degrees 22 minutes 48 seconds East for a distance of 11.02 feet to a point on the westerly right of way of Chestnut Street; Thence South 06 degrees 10 minutes 33 sec-onds East a distance of 115.45 along said right of

way to an iron pin;
Thence South 84 degrees 28 minutes 07 seconds West for a distance of 217.14 feet leaving said right of way to a flat iron; Thence North 08 degrees 25 minutes 53 seconds West for a distance of onds West for a distance of 9.85 feet to an axle: Thence North 03 degrees 59 min-utes 16 seconds West for a distance of 90.36 feet to a point; Thence North 06 degrees 24 minutes 12 sec-onds West for a distance of 16.10 feet to a point; Thence South 83 degrees 50 min-utes 39 seconds West for a distance of 221.60 feet to a concrete monument on the North Clayton Street; Thence
North O4 degrees 41 minutes 39 seconds West for a
distance of 228.61 feet along ustaince of 22co. I feet along the easterly right of way of North Clayton Street to a nail set at the Point of Beginning, said tract containing 2.543 acres more or less.

Said property being commonly known as 394 N.

Clayton Street,

monly known as 394 N. Clayton Street, Lawrenceville, Georgia 30046. The aforesaid Ded secures any other or future indebtedness of the Grantor therein specified, including any renewal thereof. The indebtedness secured by said Deed has been declared due and payable by reason of default under the provisions of said Deed, and the terms of the note of

the terms of the note or notes secured thereby, and sale will be made for the purpose of applying the proceeds thereof toward expenses of sale, including torneys fees, payment of the indebtedness and interest thereon, and any balance re-maining shall be applied as provided by law. John F. Beaumont is the individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. Note, however, that such an individual

ever, that such all individual is not required by law to negotiate, amend or modify the terms of the loan.

2 The property will be sold as the property of Beer Republic Brewing, LLC who to the best of the underlined is howeleden and become of the support of the property signed's knowledge and be-lief, is the party in posses-sion of the property. Notice has been given of intention to enforce provisions for collection of attorneys' fees and expenses of foreclosure in accordance with legal requirements and the terms of the above note

and Deed. and Deed.

The property will be sold subject to any and all unpaid taxes, assessments, and restrictions and easements of record, if any. Pursuant to 0.C.G.A. Section 9-13-172.1, which allower for section are. which allows for certain prowhich allows for certain pro-cedures 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 confirmation and audit of the status of the loan as provided immediately above.
TOUCHMARK NATIONAL

BANK By: Robert Jackson Wilson. Esq.
Robert Jackson Wilson, PC
295 South Culver Street,

Suite C Lawrenceville, GA 30046 (770) 962-9780 Attorney for Touchmark National Bank 950 88827 12/7,14,21,28, 2022

NOTICE OF SALE UNDER POWER

cluding taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an actual cureto cure and inspection. GEORGIA, GWINNETT COUNTY GWINNETT COUNTY
By virtue of a Power of Sale
contained in that certain Security Deed from CHRISTOPHER B. BENTON AKA
CHRISTOPHER BRENT BENTON to OLYMPIA MORTGAGE CORP. DBA O.M.C.
MORTGAGE CORP., dated
March 1, 2002, recorded
March 15, 2002, in Deed
Book 26710, Page 264 (see
also affidavit at Book 5234,
Page 894), Gwinnett County,
Page 894), Gwinnett County, ters 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 by law. The sale Page 894), Gwinnett County, Georgia Records, said Secu-rity Deed having been given to secure a Note of even (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 Katheryn M. Maxwell and Bernard L. Bearry, Jr., successor in interest or tenant (s). Nationstar Mortgage LLC as Attorney-in-Fact for Bernard L. Bearry Jr. and Katheryn M. Maxwell File no. 20-076655 LOGS LEGAL date in the original principal amount of One Hundred Forty-Eight Thousand Four Hundred Eighty-Seven and 00/100 dollars (\$148,487.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to LoanCare, LLC, there will be sold at public outcry to the highest bidder for cash at Katheryn M. Maxwell Hile no. 20-076655 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 nignest bidder for cash at the Gwinnett County Court-house, within the legal hours of sale on the first Tuesday in January, 2023, all proper-ty described in said Security Deed including but not limit-ed to the following described

### FORECLOSURE

FORECLOSURE

property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 113 OF THE 6TH DISTRICT OF GWINNETT COUNTY, Georgia, the Deed Under Power and other foreclosure documents may not be pro-vided until final confirmation 113 OF THE 6TH DISTRICT
OF GWINNETT COUNTY,
GEORGIA, BEING LOT 21,
BLOCK A, UNIT TWO OF
CASA LOMA SUBDIVISION,
AS PER PLAT RECORDED IN
PLAT BOOK 6, PAGE 287,
RECORDS OF GWINNETT
COUNTY, GEORGIA, WHICH
PLAT IS BY REFERENCE IN
CORPORATED HEREIN AND
MADE A PART HEREOF.
Said legal description being
controlling, however the 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 162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is: Carrington Mortgage Services, LLC Attention: Loss Mitigation Department 1600 South Douglass Road. Suites 100 & 200-A Anaheim, CA 92806 1-800-561-4567 The foregoing notwithstanding, nothing in Oc.A. Section 44-14-162.2 shall be construed to require controlling, however the property is more commonly known as **482 Gregg Drive**, **Lilburn**, **GA 30047**. The indebtedness secured by said Security Deed has been and shall be construed to require the secured creditor to nego-tiate, amend or modify the terms of the Deed to Secure Debt described herein. This sale is conducted on behalf is hereby declared due be-cause of default under the terms of said Security Deed. The indebtedness remaining The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, warranty or recourse against the of the secured creditor unof the secured creditor un-der the power of sale grant-ed in the aforementioned se-curity instrument, specifical-ly being Carrington Mort-gage Services, LLC as attor-ney in fact for ONICA BLAIZE Parkway Law Group. BLÁIZE Parkway Law Group, LLC 1755 North Brown Road Suite 150 Lawrenceville, GA 30043 404.719.5155 NOVEMBER 9, 16, 23, 30, DECEMBER 7, 14, 21, 28, 2022 22-0262 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE ranty 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 the right of redemption of any taxing authority, matters which would be disclosed by **PURPOSE** 950-86825 11/9,16,23,30, 12/7,14,21,28, 2022 STATE OF GEORGIA

an accurate survey or by an inspection of the property: COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER all zoning ordinances; as-sessments; liens; encum-brances; restrictions; covenants, and any other Because of a default under the terms of the Security the terms of the Security Deed executed by Frank Bennett Boyd and, Angela Denise Blake, Husband and Wife to North American Mortgage Company dated November 10, 2000, and recorded in Deed Book 55073, Page 640, Gwinneth Scounty Records, said Security Reco matters of record superior to matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in pos-session of the property is CHRISTOPHER B. BENTON AKA CHRISTOPHER BRENT DEPARTON LAKENING LAKER BENTON, LAKENYA LAVIE-DA GIADONA JANA BEN-TON, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale County Records, said Security Deed having been last sold, assigned, transferred sold, assigned, transferred and conveyed to U.S. Bank National Association, as Trustee for Structured Asset 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 Securities Corporation Mortgage Loan Trust 2005-RF5, securing a Note in the original principal amount of \$145,475.00, the holder 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: LoanCare, LLC, Loss Mitigation Dept., 3637 Sentara Way, Virginia Beach, VA 23452, Telephone Number: 800-909-9525, Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to \$145,475.00, the holder thereof pursuant to said beed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, January 3, 2023, during the legal hours of sale, before the Courtbues door in said on the first Tuesday, January
3, 2023, during the legal
hours of sale, before the
Courthouse door in said
County, sell at public outcry
to the highest bidder for
cash, the property described
in said Deed, to-wit: ALL
THAT TRACT OR PARCEL
OF LAND LYING AND BEING
IN LAND LOT 325 OF THE
7TH DISTRICT, GWINNETT
COUNTY, GEORGIA, BEING
LOT 54, BLOCK A, LITTLE
MILL FARM, UNIT ONE, AS
PER PLAT RECORDED AT
PLAT BOOK 83, PAGE 78,
GWINNETT COUNTY, GEORGIA RECORDS. WHICH
PLAT IS INCORPORATED require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. LOANCARE,LLC as Attorney in Fact for CHRISTOPHER B. BENTON AKA CHRISTOPHER BRENTON THE REJOW LAW BENTON THE BELOW LAW BENION IHE BELOW LAW
FIRM MAY BE HELD TO BE
ACTING AS A DEBT COLLECTOR, UNDER FEDERAL
LAW. IF SO, ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.
Content Dubin Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: GIA RECORDS, WHICH
PLAT IS INCORPORATED
HEREIN BY REFERENCE
AND MADE A PART HEREOF. Said property is known (877) 813-0992 Case No. LNC-17-06831-17 Ad Run OF. Said property is known as **1605 Patrick Mill Place**, Dates 12/07/2022, 12/14/2022, 12/28/2022 Buford, GA 30518-2239, to-gether with all fixtures and personal property attached to and constituting a part of 950 88928 12/7,14,21,28,

said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority any.

any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the proparty any assessments liens

encumbrances, zoning ordi-

covenants, and matters of

The proceeds of said sale will be applied to the payment of said indebtedness

ment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with

of the status of the loan with

property is or may be in the possession of Frank Bennett Boyd and Angela Denise Boyd, a/k/a Angela Denise

Boyd, a/k/a Angela Denise Blake, successor in interest or tenant(s). U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2005-RF5 as Attorney-in-Fact for Frank Bennett Boyd and, Angela Denise Blake, Husband and Wife File no. 22-079495 LOGS LEGAL GROUP LLP Attorneys and Counselors at the control of the control

Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 At-lanta, GA 30346 (770) 220-2535/\*\*\*CF\_REFERENCE\_I NITIALS\*\*\*\*

https://www.logs.com/ \*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY IN-

WILL BE USED FOR THAT PURPOSE.

der for cash at the Gwinnett

County Courthouse, within

the legal hours of sale on the first Tuesday in January, 2023, all property described in said Security Deed including but not limited to the fol-

lowing described property: ALL THAT TRACT OR PAR-

OBTAINED

FORMATION

the secured creditor

restrictions.

erty, any assessments

nances.

2022 Notice of Sale Under Power

Georgia,
GWINNETT County
Under and by virtue of the
Power of Sale contained in a
Deed to Secure Debt given
by ONICA BLAIZE to Mortgage Electronic Registration Systems, Inc. as nominee for Carrington Mortgage Services, LLC, dated Services, LLC, dated November 7, 2018, and recorded in Deed Book 56250, Page 345, GWINNETT County, Georgia records, and last assigned to Carrington Mortgage Services, LLC in Book 56791, Page 442, conveying the affectived property to several services and services and services are services. ter-described property to seter-described property to secure a Note of even date in the original principal amount of \$332,459.00, with interest at the rate specified therein, there will be sold by the unat 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, within the legal hours of sale on the first Tuesday in January, 2023, to wit: January, 2023, to wit: January, 3, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LVING AND BEING IN LAND LOT 28 OF THE 6 TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 6, BLOCK A, MADISON HEIGHTS SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 114, PAGES 208- 209, RECORDS OF GWINNETT COUNTY, GEORGIA, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF. The debt secured by said Deed to Secure Debt has been and is hereby declared due between the corporate present of the page 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. 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 Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect at-

950-86124 11/30,12/7,14,21,28,2022 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Setorneys fees having been given). Said property is curity Deed from ERLINDA CRADDOCK to MORTGAGE commonly known as 4492
MADISON RUN PLACE
SNELLVILE, GA 30039, together with all fixtures and
personal property attached CRADDOCK to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS INC. AS
GRANTEE, AS NOMINEE FOR
COUNTRYWIDE HOME
LOANS, INC., dated January
27, 2006, recorded January
31, 2006, in Deed Book
46106, Page 111, Gwinnett
County, Georgia Records,
said Security Deed having
been given to secure a Note
of even date in the original
principal amount of TwentyFour Thousand Nine Hunto 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 (arc). subject property is (are): ONICA BLAIZE or tenant or ONICA BLAIZE of 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 current. Four Thousand Nine Hundred Eighty and 00/100 dolars (\$24,980.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK SUCCESSOR INDENTURE TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS INDENTURE TRUSTEE ON BEHALF OF THE NOTEHOLIDERS OF THE CWHEQ INC., CWHEQ RE-Four Thousand Nine Hun closed by an accurate survey and inspection of the prop-erty, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. strictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; (2) O.C.G.A. Section 9-13- 172.1; and (3) final confirmation and with the sale CWHEQ INC., CWHEQ RE-VOLVING HOME EQUITY LOAN TRUST, SERIES 2006-B, there will be sold at pub-lic outcry to the highest bid-

nal 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 procedure recording the procedure recording the procedure recording the procedure.

dures regarding the rescission of judicial and non-judicial sales in the State of

## FORECLOSURE

CEL OF LAND LYING AND BEING IN LAND LOT 41 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA, AND BEING KNOWN AS GIA, AND BEING KNOWN AS LOT 9, BLOCK "A" THE WILDING SUBDIVISION, UNIT ONE (1) ACCORDING TO PLAT RECORDED IN PLAT BOOK 16, PAGE 157, GWINNETT COUNTY PLAT BOOK 16, PAGE 157, GWINNETT COUNTY RECORDS, AND BEING IMPROVED PROPERTY KNOWN AS NO. 2468 SWEET SHRUB CIRCLE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA, SAID PLAT IS BEING REFERENCE INCORPORATED HEREIN.\*

APN: R7041 011 Said legal description being control-APN: R7041 011 Said legal description being controlling, however the property is more commonly known as 2468 SWEET SHRUB CIR, LAWRENCEVILLE, GA 30044. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness has been applied to the security Deed. The indebtedness has been applied to the said to the s Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, war-Security Deed. The indebted out any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is 2022 UNDER POWER GEORGIA session of the property is ERLINDA CRADDOCK, 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

NOTICE OF SALE 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:
Bank of America, N.A., as
successor by merger to BAC
Home Loans Servicing, LP
f/k/a Countrywide Home Successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, Loss Mitigation Dept., 7105 Corporate Drive, Plano, TX 75024, Telephone Number: 800-846-2222. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. THE BANK OF NEW YORK WELLON FKA THE BANK OF NEW YORK SUCCESSOR INDENTURE TRUSTEE TO JPMORGAM CHASE BANK, N.A., AS INDENTURE TRUSTEE TO JPMORGAM CHASE BANK, N.A., AS INDENTURE TRUSTEE ON BEHALF OF THE NOTEHOLD. CWHEO REVOLVING HOME EQUITY LOAN TRUST, SERIES 2006-B as Attorney in Fact for ERLINDA CRADDOCK THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR LINDER FEDERAL FIRM MAY BE HELD TO BE ACTING AS A DEBT COL-LECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE. PLAT RECORDED IN PLAT BOOK 48, PAGE 236, GWIN-NETT COUNTY, GEORGIA RECORDS, SAID PLAT BE-ING INCORPORATED HERE-IN BY REFERENCE THERE-

USED FOR THAT TO .... Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. BAC-22-05596-1 Ad Run Dates 12/07/2022, 12/21/2022, 12/14/2022 12/21/2022, 12/14/2022, 12/21/2022, 12/28/2022 950 88919 12/7,14,21,28, 2022 NOTICE OF SALE

UNDER POWER By virtue of a Power of Sale contained in that certain Security Deed from CHRISTO-PHER R ESPINOSA and SIBYL KATHRYN ESPINOSA to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOM-INEE FOR UNITED PREMIER FUNDING LLC, dated July 3, 2015, recorded July 17, 2015, in Deed Book 53693, 2015, in Deed Book 53693, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Three Hundred Thirty Two Thousand and 00/100 dollars

00/100 dollars (\$332,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to REGIONS BANK D/B/A RE-GIONS MORTGAGE, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courhouse, within the legal hours of sale on the first Tuesday in January, 2023, all property described in said Security Deed including but not limited to the following described, property, All

not limited to the following described property: ALL THAT PROPERTY SITUATE IN THE COUNTY OF GWINNETT AND STATE OF GEORGIA DESCRIBED AS: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 348 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 70, BLOCK A, LINFIELD SUBDIVISION, UNIT II, AS PER PLATS RECORDED AT PLAT BOOK 60, PAGE 15 AND PLAT BOOK 61, PAGE 195, SAID COUNTY RECORDS. WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REF PORATED HEREIN BY REF-ERENCE AND MADE A PART OF THIS DESCRIPTION. PARCEL ID: R6348 081 Said legal description being con-trolling, however the proper-ty is more commonly known as 5222 ROKEFIELD WAY, PEACHTREE CORNERS, GA 30092. The indebtedness se-

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 indebtedness remaining in default this sale will be made for the purpose of paying the same, all expenses of the sale, in-cluding attorneys fees (no-tice 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 undersigned. The sale will also be subject to the following items which may affect the

title: any outstanding ad val-

orem taxes (including taxes which are a lien, whether or

not now due and payable)

### FORECLOSURE

the right of redemption of any taxing authority; matters which would be disclosed by 2004, and recorded in Deed Book 40586, Page 0139, and pursuant to Affidavit recordan accurate survey or by an ed in Deed Book 52474. inspection of the property; all zoning ordinances; as-sessments; liens; encum-Page 562. Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and consessments; liens; encum-brances; restrictions; covenants, and any other veyed to PNC Bank, Nationmatters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is CHRISTOPHER R ESPINOSA, SIBYL KATHRYN ESPINOSA, or tenants(s). 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 conmatters of record superior to ed 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. The entity having full authority to negotiate, amend or modify all terms of the loan modify all terms of the loan (although not required by law to do so) is: Regions Mortgage, Loss Mitigation Dept., 6200 Poplar Avenue 4th Floor, Memphis, TN 38119-4713, Telephone Number: 800-748-9498. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend strued to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. REGIONS BANK D/B/A REGIONS MORTGAGE as Attorney in Fact for CHRISTO-PHER R ESPINOSA, SIBYL KATHRYN ESPINOSA THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: 30071 Telephone Number (877) 813-0992 Case No. REG-22-05946-1 Ad Run Dates 12/07/2022, 12/14/2022, 12/2022, Dates 12/07/2022, 12/14/2022, 12/21/2022, 12/28/2022 950-87223 12/7,14,21,28,

GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Secontained in Ind Certain's curity Deed from MICHAEL R
GIBSON to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS INC. AS
GRANTEE, AS NOMINEE FOR
SUNTRUST MORTGAGE,
INC. , dated August 19,
2005, in Deed Book 44115,
Page 2, 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
Thirty-Seven Thousand Seven
Hundred Fifty and 00/100
dollars (\$137,750.00), with
interest thereon as provided
for therein, said Security
Deed having been last sold,
assigned and transferred to
Nationstar Mortgage LLC,
there will be sold at public curity Deed from MICHAEL R there will be sold at public outry to the hisphest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in January, 2023, all property described in said Security Deed including but not limited to the following described property.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 303 OTHE 5TH DISTRICT. GWINthere will be sold at public THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 34, BLOCK A, UNIT THREE, HEBRON FOR-EST SUBDIVISION, AS PER PLAT RECORDED IN PLAT

TO. Said legal description being controlling, however the property is more com-monly known as 2440 HIN-TON ROAD, DACULA, GA 30019. The indebtedness se-30019. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for un-der the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, war ranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is MICHAEL R GIBSON, 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 charte of the part with

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: Nationstar Mortgage LLC, Loss Mitigation Dept., 895-000 (Cypress Waters Blvd, Coppell, TX 75019, Telephone Number: 833-685-8589/888-480-2432. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify negotiate, amend, or modify the terms of the mortgage instrument. NATIONSTAR MORTGAGE LLC as Attorney in Fact for MICHAEL R GIBSON THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin negotiate, amend, or modify USED FOR IHAT PURPOSE.
Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. MATR-22-01721-2 Ad Run Dates 12/01/2022 12/14/2022 12/21/2022 Dates 12/07/2022, 12/14/2022, 12/21/2022,

950 88913 12/7,14,21,28, 2022 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

12/28/2022

Because of a default under the terms of the Security Deed executed by Tonya L Grace to First Franklin Fi-nancial Corp., subsidiary of National City Bank of Indi-ana dated September 28,

### FORECLOSURE

al Association, securing a Note in the original principal amount of \$130,320.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedtre amount of said indeptedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, January 3, 2023, during the legal hours of sale before legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: All that tract or parcel of land lying and being in Land Lot 204 of the 5th District of Gwinnett County, Georgia, being Lot 69, Block A, Castlebrooke, Unit One, as per plat record-Unit One, as per plat recorded in Plat Book 92, Pages 206 & 207, Gwinnett County, Georgia records, said plat being incorporated herein and made reference hereto. Said property is known as **765** Castlebrooke Dr, Lawrenceville, GA 30045, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of the right of redemption of the right of redemption of any taxing authority, any matters which might be dis-closed by an accurate survey and inspection of the prop-erty, any assessments, liens, encumbrances, zoning ordinances. restrictions covenants, and matters of record superior to the Secu-rity Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Tonya L Grace, successor in interest or tenant(s). PNC Bank, National Association as Attorney-inFact for Tonya L Grace File no. 22-079307 LOGS LE-GAL GROUP LLP' Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlantia, Gd. 30346 (770) 220-2535/GR of the status of the loan with 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 IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 960.97222 11/20

> 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.

12/7,14,21,28, 2022

Under and by virtue of the Power of Sale contained in a Security Deed given by Ty-rone Hall to Mortgage Elecrone Hall to Mortgage Electronic Registration Systems, Inc. as nominee for Liberty Home Mortgage Corporation dated September 28, 2018 and recorded on October 3, 2018 in Deed Book 56182, Page 836, Gwinnett County, Georgia Records, modified by Loan Modification recorded on March 23, 2022 in Deed Book 59802, Page 171, Gwinnett County, Georgia Records, and later Georgia Records, and later assigned to IIS Bank Naassigned to U.S. Bank National Association not in its individual capacity but solely as legal title Trustee for RMTP Trust, Series 2021-BKM-TT-V by Assignment of Security Deed recorded on June 7, 2022 in Deed Book 50000 Page 534 Guignett June 7, 2022 in Deed Book 59999, Page 534, Gwinnett County, Georgia Records, conveying the after-de-scribed property to secure a Note in the original principal amount of Three Hundred Sixty-Four Thousand Nine Hundred Fifty-Three And 00/100 Dollars 00/100 Dollars 00/100 Dollars (\$364,953.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bedder

for cash before the court-house door of Gwinnett County, Georgia, within the legal hours of sale on Jan-uary 3, 2023 the following uary 3, 2023 the following described property: All that tract of parcel of land lying and being in Land Lot 169 of the 5th District, Gwinnett County, Georgia, being Lot 153, Block A, of Unit1, Wheatfields Reserve Subdivision as por elect recorded. Wheatfields Reserve Subdivision, as per plat recorded in Plat Book 103, Pages 266-268, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia records, which plat is incorporated herein by reference and made a part of this description. TAX ID: R5169112 The debt secured by said Security Deed has been and is hereby declared due beis hereby declared due be-cause of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attor-neys fees (notice of intent to WILL BE USED FOR THAT collect attorneys fees having been given). Your mortgage servicer, Rushmore Loan Management Services, LLC, as servicer for U.S. Bank National Association not in its individual capacity but solely as legal title Trustee for RMTP Trust, Series 2021-BKM-TT-V, can be contacted at 888-504-7200 or by writing to 15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618, to discuss possible atternatives to avoid foreclo-sure. Said property will be sold subject to any outstanding ad valorem taxes (in-

cluding taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an ac-

curate survey and inspection

of the property, any assess-ments, liens, encumbrances,

ments, 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 parties in possession of the property are Tyrone Hall or tenant(s); and adid property is more com-

said property is more com-

monly known as 1643
Wheatstone Dr., Grayson,
GA 30017. 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

NOTICE OF SALE UNDER POWER
CONTAINED IN SECURITY
DEED STATE OF GEORGIA, COUNTY OF

Pursuant to a power of sale contained in a certain securi-ty deed executed by Lavasha Hill, hereinafter referred to as Grantor, to Mortgage Electronic Registration Sys-tems, Inc., as nominee for Access National Mortgage, a Division of Access Nation al Bank recorded in Deed Book 54401, beginning at page 560 and as modified at Deed Book 58954, Page 660, of the deed records of the Clerk of the Superior Court of the aforesaid state and county, and by virtue of a default under the terms of said security deed, and the related note, the under-signed attorney-in-fact for the aforesaid Grantor (which attorney-in-fact is the present holder of said security deed and note secured thereby will est the usual thereby) will sell at the usual place of conducting Sheriff's the legal hours of sale, to the

of the status of the loan with the holder of the security deed. U.S. Bank National Association not in its individua capacity but solely as legal title Trustee for RMTP Trust, Series 2021-BKM-TT-V as Attorney in Fact for Tyrone Hall McMichael Taylor Gray, LLC 3550 Engineering Drive, Suite 260 Peachtree Cor-ners, GA 30092 404-474-7149 MTG File No.: GA2022-

FORECLOSURE

00456 950 88915 12/7,14,21,28,

2022 Notice of Sale
Under Power.
State of Georgia,
County of GWINNETT.
Under and by virtue of the
Power of Sale contained in a
Deed to Secure Debt given

by LEONARD HENDERSON
AND KELLI LANGLEY to FARGO HOME WELLS WELLS FAHGU HUME MORTGAGE, INC., dated 06/17/2003, and Recorded on 07/29/2003 as Book No. 33863 and Page No. 0041, GWINNETT County, Georgia records, as last assigned to WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE INC (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$204,380.00, with interest at the order of the principal amount of the principal amou 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 lega hours of sale on the first Tuesday in January, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 151 OF THE 5TH DISTRICT OF GWINNETT COUNTY, OF GWINNETT COUNTY, GEORGIA, BEING LOT 1, BLOCK E, UNIT ONE, GATES MILL, AS PER PLAT RECORDED IN PLAT BOOK 47, PAGE 135, GWINNETT COUNTY RECORDS, REFERENCE TO SAID PLAT IS HEREBY MADE FOR A COMPLETE DESCRIPTION OF THE PROPERTY HEREIN DESCRIBED. SAID PROPERTY IS IMPROVED PROPERTY IS IMPROVA SA 1464 MIL-/ KNOWN AS 1464 MIL-ENIAL LANE, ACCORDING D THE PRESENT SYSTEM TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGIA. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorneys fees (no-tice of intent to collect attortice of intent to collect attor-neys fees having been given). WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE INC holds the duly endorsed Note and is the current as-signee of the Security Deed to the property. WELLS FAR-GO BANK, N.A., acting on behalf of and, as necessary. 11/30, behalf of and, as necessary, in consultation with WELLS FARGO BANK, N.A. SUC-CESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE INC (the current investor on the loan) is the MORTGAGE INC (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to 0.C.G.A. § 44-14-162.2, WELLS FARGO BANK, N.A. may be contacted at: WELLS FARGO BANK, N.A., 3476 STATEVIEW BLVD., FORT MILL, SC 29715, 800-288-3212. Please note that, pursuant to

> of the subject property known as 1464 MILLENNIAL LANE, LAWRENCEVILLE, LANE, LAWRENCEVILLE, GEORGIA 30045 is/are: LEONARD HENDERSON AND KELLI LANGLEY or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed ant/tenants. 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 prohibit-ed under the U.S. Bankrupt-cy Code; and (2) final confirmation and audit of the sta tus of the loan with the hold er 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 noniudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be pro-vided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. FARGO BANK, N.A. ceding paragraph. Wells FARGO BANK, N.A. SUC-CESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE INC as Attorney in Fact for LEONARD HEN-IN FACT TOR LEUNARD HENDERSON AND KELLI LANG-DERSON AND KELLI LANG-LEY. THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE LICED FOR THAT

Please note that, pursuant to O.C.G.A. § 44-14-162.2, the secured creditor is not re-

quired to amend or modify the terms of the loan. To the

undersigned, the party/parties in possession of the subject

00000009435652 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 T phone: (972) 341-5398.#