FORECLOSURE

any matters of record in-cluding, but not limited to, those superior to the Securithose superior to the security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. U.S. Bank Trust National Association, not in its individual capacity but sold to a superior but sold t vidual capacity but solely as owner trustee for RCF 2 Ac-quisition Trust is the holder of the Security Deed to the

property in accordance with OCGA § 44-14-162.2. OUGA § 44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Selene Finance, 3501 Olympus Boulevard, 5th Floor, Carte Foo Palls 37 27010.

Suite 500, Dallas, TX 75019, 7136252034.
Note, however, that such entity is not required by law

to negotiate, amend or modi-fy the terms of the loan. ty the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Teresa Blythe or a tenant or tenants and said property is more commonly known as 4161 Wyndham Pointe Ct, Buford, Georgia 30519. Should a conflict arise between the property address and the legal description the legal de-

gal 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. Bankrupted 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. U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Ac-

Teresa Blythe McCalla Raymer Leibert Pierce, LLC

1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A ALL THAT TRACT OR PAR-ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 2 OF
THE 1ST DISTRICT, GWINNETT COUNTY, GEORGIA
AND BEING LOT 37, BLOCK
A, WYNDHAM PARK SUBDIVISION, UNIT THREE, AS
PER PLAT RECORDED IN
PLAT BOOK 74, PAGE 129,
GWINNETT COUNTY
RECORDS, WHICH PLAT IS
INCORPORATED HEREIN
AND MADE A PART HEREOF
BY REFERENCE. BY REFERENCE

MR/chr 1/3/23 Our file no. 22-09745GA -FT8 950-88742 12/07/2022, 12/21/2022, 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 Tandessa Jackson to Wells Fargo Bank, N.A., dated November 23, 2009, record-ed in Deed Book 49839, Page 41, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the origi-nal principal amount of ONE HUNDRED FORTY-TWO THOUSAND SEVEN HUN-DRED EIGHTY-NINE AND 0/100 DOLLARS (\$142,789.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder

for cash before the court door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, designated as an alternative, within the legal hours of sale on the first Tuesday in January, 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 besible 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 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 taxes which are a lien, but not yet due and payable), 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, encumbrances, 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 an "as-is" basis without any representation, warranty recourse against the above-named or the undersigned. Wells Fargo Bank, N.A. 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:
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 modi-fy the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is Tandessa Jackson or a tenant or tenants and said property
more commonly known
1935 Cutleaf Creek Roa

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 prohibited 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.

Wells Fargo Bank, N.A. as Attorney in Fact for Tandessa Jackson Raymer Leibert

Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net *Auction services provided Auction.com (www.auc-

tion.com) EXHIBIT A EXHIBIT A
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 185 OF
THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA,
BEING KNOWN AS LOT 16,
BLOCK OF THE ESTATES BLOCK C OF THE ESTATES CHANDLER WOODS AT CHANDLER WOODS SUBDIVISION, UNIT 4, TRACT TWO - WEST SIDE (F.K.A. CHANDLER WOODS, F.K.A. CHANDLER OAKS) AS PER PLAT RECORDED AT PLAT BOOK 105, PAGES 49 THROUGH 51, AND RE-

FORECLOSURE

PAGES 203 THROUGH 205, GWINNETT COUNTY, GEOR-GIA RECORDS, SAID PLAT INCORPORATED BFING HEREIN AND MADE A PART HEREOF BY REFERENCE FOR A MORE COMPLETE DESCRIPTION.

MR/ca 1/3/23 Our file no. 22-09773GA -12/07/2022, 12/21/2022, 950-88731 12/14/2022, 12/28/2022.

NOTICE OF SALE UNDER POWER GEORGIA. GWINNETT

Under and by virtue of the Power of Sale contained in a Security Deed given by Matthew Humphrey to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Fairway Inde-pendent Mortgage Corporation, its successors and assigns, dated October 2014, recorded in E Signis, dated October 17, 2014, recorded in Deed Book 53195, Page 179, Gwinnett County, Georgia Records, as last transferred to Freedom Mortgage Corporation by assignment record-ed in Deed Book 60155,

ed in Deed Book 60139 Page 264, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the origi-nal principal amount of ONE HUNDRED SIXTY-SIX HUNDRED SIXTY-SIX
THOUSAND TWO HUNDRED
FIFTY AND 0/100 DOLLARS
(\$166,250.00), with interest
thereon as set forth therein,
there will be sold at public 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 January, 2023, the following de-

scribed 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 because of, among other possible events of default, failas 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 attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 beging hear given).

having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, bu 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, liens, encurribrances, zoning ordinances, restrictions, covenants, and any matters of record including, 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. Freedom Mortgage Corporation 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,

the entity that has but ad-thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Freedom Mortgage Corpora-tion, 10500 Kinkaid Dr. Ste. 300, Fishers, IN 46037, 855-690-5900.

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 Matthew Humphrey and Erin A. Humphrey or a tenant or tenants and said property is more commonly known as 3240 Battlement Circle, Loganville, Georgia 30052. 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 prohibited 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.
Freedom Mortgage Corpo-

as Attorney in Fact for Matthew Humphrey McCalla Raymer Leibert

Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

EXHIBIT A
All that tract or parcel of
land lying and being in Land
Lot 157 of the 5th District,
Gwinnett County, Georgia,
being Lot 11, Block A, Watson Mill Subdivision, according to plat of survey recorded in Plat Book 102, Pages 256-260, Gwinnett County, Georgia Records, which plat and the record are incorporated herein by reference thereto. MR/ca 1/3/23 Our file no. 22-09853GA -

950-88708 12/07/2022. 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 Security Deed given by John M Cole and Connie Sue Cole to Mortgage Electronic Registration Systems, Inc., as created as penning of PRC grantee, as nominee for RBC Centura Bank, its successors Centura Bank, its successors and assigns, dated September 20, 2006, recorded in Deed Book 47060, Page 361, Gwinnett County, Georgia Records, as last transferred to PNC Bank, National Association by a secimport ciation by assignment recorded in Deed Book 59017, Page 215, Gwinnett County, Georgia Records, conveying the after-de-

conveying the after-de-scribed property to secure a Note in the original principal amount of TWO HUNDRED NINETY-SIX THOUSAND AND 0/100 DOLLARS (\$296,000.00), 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 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 January, 2023, the following described expects:

scribed 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 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 remaining in default, this sale will be made for the

FORECLOSURE

purpose of paying the same and all expenses of this sale, as provided in the Security as provided in the Security Deed and by law, including attorney's fees (notice pur-suant to 0.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including layer which are a lies 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, encum-brances, zoning ordinances, prances, 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 an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned.

PNC BANK, NATIONAL AS-SOCIATION is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

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: PNC Bank, N.A., 3232 Newmark Drive, Miamisburg, OH 45342, 800-523-8654.
Note, however, that such entity is not required by law to negotiate, amend or modito 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 John M Cole and Connie Sue Cole or a tenant or tenants and said property is more commonly known as 2120 Versailles Place, Lawrenceville, Geor-gia 30043. Should a conflict

address and the legal de address and the legal descrip-scription the legal descrip-tion will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupted 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. PNC BANK, NATIONAL AS-SOCIATION

arise between the property

as Attorney in Fact for John M Cole and Connie Sue Cole McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A All that tract or parcel of land lying and being in Land
Lot 57 of the 7th District,
Gwinnett County, Georgia,
being Lot 16, Block B,
Fontainebleau Subdivision,
Little County these Unit One, as per plat thereof recorded in Plat Book 45, page 260, Gwinnett County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this descrip-

MB/chr 1/3/23 Our file no. 22-09870GA -FT1 950-88703

12/07/2022, 12/21/2022, 12/14/2022. 12/28/2022.

NOTICE OF SALE UNDER GWINNETT

POWER GEORGIA, COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Aquana Goodwin to Mort-Aquala Goodwill to Mortagage Electronic Registration Systems, Inc., as grantee, as nominee for Neighborhood Mortgage, Inc., its successors and assigns, dated July 14, 2017, recorded in Deed Book 55275, Page 2, Gwinnett County, Georgia Book 552/5, Page 2, Gwin-nett County, Georgia Records and as modified by that certain Loan Modifica-tion Agreement recorded in Deed Book 56530, Page 703, Gwinnett County, Georgia Records, as last transferred Pingora Loan Servicing in Deed Book 56151, Page 724, Gwinnett County, Geor-724, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED FORTY-FIVE THOUSAND EIGHT HUNDRED AND 0/100 DOLLARS

(\$345,800.00), 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 house door of dwinned 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 January, 2023, the following described property:

uary, 2023, the following de-scribed 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 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 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

Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding 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 assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and 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 "seis" begin without any. an "as-is" basis without any

representation, warranty or recourse against the above-named or the undersigned. Pingora Loan Servicing LLC 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: Flagstar Bank, F.S.B., 5151 Corporate Drive, Troy, MI 48098, 800-945-7700. 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 Aquana Goodwin and Gregory Raf-fington or a tenant or tenants and said property is more commonly known as 139 Oatgrass Dr, Grayson, Geor-gia 30017. Should a conflict arise between the property address and the legal de address and the legal descrip-scription the legal descrip-tion will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-

cy Code and (2) to final con-

EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 169 of the 5th District, County.

Gwinnett County, Georgia, being Lot 11, Block A, Wheatfields Reserve Subdivision, Phase 4, as per plat recorded in Plat Book 122, Pages 220-221, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a part of this description. MR/ca 1/3/23

FORECLOSURE

firmation and audit of the status of the loan with the holder of the security deed.

Pingora Loan Servicing LLC as Attorney in Fact for Aquana Goodwin McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Popuell CA 20076

www.foreclosurehotline.net

Roswell, GA 30076

Our file no. 22-09892GA -FT18 950-88761 12/14/2022, 12/28/2022. 12/07/2022, 12/21/2022,

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

Under and by virtue of the Under and by virtue of the Power of Sale contained in a Security Deed given by Dar-lane B. Sanders and Tyrone F. Sanders to Mortgage Elec-tronic Registration Systems, tronic Registration Systems, Inc., as grantee, as nominee for Home Capital Inc., its successors and assigns, dated November 1, 2005, recorded in Deed Book 45217, Page 120, Gwinneth Country, Georgia Records, as last transferred to THE BANK OF NEW YORK MELLON FKA
THE BANK OF NEW YORK,
NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS PACITY BUT SOLELY AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLD: ERS OF THE CWABS INC., ASSET-BACKED CERTIFI-CATES, SERIES 2005-16 by CATES, SERIES 2005-16 by assignment recorded in Deed Book 50787, Page 611, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED MINETY-THREE THOUSAND AND 0/100 DOLLARS (\$393,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash besame 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 athighest 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 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 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 pur-suant to O.C.G.A. § 13-1-11

having been given) naving 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 class of colors 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, 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 an "as-is" basis without any representation, warranty or recourse against the above-THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF THE CWABS INC., ASSET-BACKED CER-TIFICATES, SERIES 2005-16 is the holder of the Security

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

Note, however, that such entity is not required by law

to negotiate, amend or modi-fy the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is Darlane B. Sanders and Tyrone F. Sanders or a tenant or tenants and said property is more commonly known as Riversound Drive.

4635 Riversound Drive, Snellville, Georgia 30039. 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 prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the firmation and audit of the status of the loan with the status of the loan with the holder of the security deed. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CRETIFICATE—HOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2005-16 as Attempt in East for. as Attorney in Fact for Darlane B. Sanders and Ty-

rone F. Sanders McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A All that certain tract or parcel of land lying and being in Land Lot 27 of the 6th District, Gwinnett County, Georgia being Lot 38, Block G, The Moorings Subdivision, Unit Four, according to the plat recorded in Plat Book 48, Page 24, Gwinnett County, Georgia Records, which plat is incorporated herein by reference. Subject to the Declaration

of Protective Covenants for The Moorings Unit IV Subdivision, by document recorded in August 22, 2002 in Book 28491, Page 15 in the Clerk's Office of the Superior Court for Gwinnett County, Georgia.

The above description is the same as found in prior deed of record as a bound-

ary line survey was not done at the time of this conveyance.

Being the same property conveyed to Darlane B. Sanders and Tyrone F. Sanders, joint tenants with Saliders, Joint tellants wirrights of survivorship form Steven W. Greenberg and Leslie J. Greenberg by warranty deed dated September 30, 2004 and recorded October 11, 2004 in Book 40159, Pages 140 in the Clerk of Sv.

Page 149 in the Clerk of Su-perior Court's Office for

FORECLOSURE

Gwinnett County, Georgia This conveyance is subject to all restrictions, easements, setback lines, and other conditions shown of record in the Clerk of Superior Court's Office for Gwinnett County, Georgia. MR/mac 1/3/23

Our file no. 51624807 -FT18 950-87966 12/07/2022 12/14/2022, 12/28/2022. 12/21/2022,

Notice of Sale Under Power

Under Power
Georgia,
GWINNETT County
Under and by virtue of the
Power of Sale contained in a
Deed to Secure Debt given
by B2 PROPERTY SOLUTIONS, LLC to OWANDI
CAPITAL, LLC, dated June
24, 2022, and recorded in
Deed Book 60098, Page 933,
GWINNETT County, Georgia
records, conveying the afterdescribed property to secure 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 unthere will be sold by the undersigned at public outry 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 described property: All that tract or parcel of land lying and being in Land Lot 123, 6th District, Gwinnett County, Georgia, and being 6th District, Gwinnett County, 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. Tax
ID#: R6123-077. Subject to
any Easements or Restrictions of Record. The debt any Easements or Hestrictions of Record. 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 manner provided in the Note and Deed to Secure Debt. The debt remaining in de-fault, this sale will be made for the purpose of paying the

torneys fees having been given). Said property is commonly known as 4777 Mantucket Drive, Southwest, Lilburn, GA 30047, together with all fixtures and personal arroperty, attached to and property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject in possession or the subject property is (are): B2 Proper-ty Solutions, LLC or tenant or tenants. Said property will be sold subject to (a) and outstanding ad valorem tax-es (including taxes which are a lien, but not yet due and payable). (b) any matand payable), (b) any mat-ters which might be dis-closed by an accurate survey and inspection of the prop-erty, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning

ordinances, easements, re strictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; (2) O.C.G.A. Section 9-13- 172.1; and (3) final factors are the sale of the sale 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 proceallows 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 confirmation and audit of the status of the loan as provided in the pre-ceding paragraph. Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate. 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 20317, Nety tebra traversta

30317. Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify terms of the mortgage. THIS LAW FIRM IS ACTING AS A LAW FIRM IS ACTING AS A
DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION
OBTAINED MAY BE USED
FOR THAT PURPOSE. Owandi Capital, LLC as attorney in di Capital, LLC as attorney in fact for B2 Property Solu-tions, LLC. The Gurvey Law Group, PC 1934 N. Druid Hills, Suite B, Brookhaven, GA 30319. 404.997.8569

12/7 14 21 28 2022

950 88855 12/7,14,21,28, 2022 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Because of a default under 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 312, Gwinnett County Records, said Security Deed having been last sold, as-signed, transferred and conveyed to Nationstar Mort-gage LLC d/b/a Mr. Cooper, securing a Note in the original 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, purque 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 each the property described. 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 Deed.

The property will be sold subject to any and all unpaid taxes, assessments, and restrictions and easements of record, if any. Pursuant to O.G.A. Section 9-13-172.1, which allows for certain prothe /th 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 incorwhich allows for certain pro-

which plat is needy included prorated herein by reference. This property is also known as 2450 Mitchell Road, Lawrenceville, Georgia 30243. Said property is known as 2450 Mitchell Rnown as 2450 whether Road, Lawrenceville, GA 30043, together with all fix-tures and personal property attached to and constituting By: Robert Jackson Wilson. a part of said property, if any. Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, whether or not now due

and payable), the right of re-

demption of any taxing authority, any matters which

FORECLOSURE

might be disclosed by an ac-curate survey and inspection of the property, any assessments liens encumbrances. ments, liens, encumorances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said 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) a confirmation that he sale to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and àudit 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., suc-cessor 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 GROUP LLP* Attorneys and GHOUP LLP Attorneys and Counselors at Law 211
Perimeter Center Parkway,
N.E., Suite 300 Atlanta, GA
30346 (770) 220-2535/GR
https://www.logs.com/ *THE
LAW FIRM IS ACTING AS A
DEBT COLLECTOR. ANY JINE
DORMATION ORTAINED FORMATION 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 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 described property to secure a note in the original princiamount of \$5,000,000.00 with interest at the rate specified therein, there will be offered for sale at public outcry to the high-set hidder for each before est bidder for cash before the Courthouse door of said

the Cournouse door of said County at the Gwinnett County Courthouse, during the legal hours of sale on the first Tuesday in January, namely, January 3, 2023, the following described proper-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 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 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

Thence north 80 degrees frence norm 80 degrees 2 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 de-

grees 10 minutes 33 seconds 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 sec-onds West for a distance of 9.85 feet to an axle; Thence North 03 degrees 59 minutes 16 seconds West for a distance of 90.36 feet to a point; Thence North 06 degrees 24 minutes 12 seconds West for a distance of 90.36 feet to a point; Thence North 06 degrees 24 minutes 12 seconds West for a distance of the North for a distance of the Nort 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 easterly right of way of North Clayton Street; Thence North Odyton Street; Inence North 04 degrees 41 min-utes 39 seconds West for a distance of 228.61 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. Clavton Street. Clayton Street, Lawrenceville, Georgia 30046. The aforesaid Deed secures any other or future indebtedness of the Grattor theorem ansatified including

therein specified, including any renewal thereof.
The indebtedness secured by said Deed has been de-clared due and payable by reason of default under the provisions of said Deed, and 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 attorneys fees, payment of the indebtedness and interest thereon, and any balance remaining 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 is not required by the total control of the mortgage. is not required by law to negotiate, amend or modify the

gotiate, 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 undersigned's knowledge and belief, is the party in possession of the property.

Notice has been given of intention to enforce provi-

intention to enforce provi-sions for collection of attorneys fees and expenses of foreclosure in accordance with legal requirements and the terms of the above note and Deed.

which 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 sta-tus of the loan as provided immediately above. TOUCHMARK NATIONAL for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by

Esq.
Robert Jackson Wilson, PC
295 South Culver Street,
Suite C

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

FORECLOSURE NOTICE OF SALE UNDER POWER

GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Security Deed from CHRISTO-PHER B. BENTON AKA CHRISTOPHER BRENT BEN-CHRISTOPHER BRENT BEN-TON to DLYMPIA MORT-GAGE CORP. DBA O.M.C. MORTGAGE CORP., dated March 15, 2002, in Deed Book 26710, Page 264 (see also afficiavit at Book 52344, Page 894), Gwinnett County, Georgia Records, said Secu-rity Deed having been given secure a Note of even 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 ingliest bloder 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 their beed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 113 OF THE STH DISTRICT AND BEING IN LAND LOT
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 INCORPORATED HEREIN AND
MADE A PART HEREOF.
Said legal description being
controlling, however the 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 is hereby declared due be-cause of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, war-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 ranty or recourse against the above-named or the under-

above-named or the under-signed. 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); 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; as-sessments; liens; encum-brances; restrictions; covenants, and any other matters of record superior to matters of record superior to the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is CHRISTOPHER B. BENTON AKA CHRISTOPHER BENTON JAKENNON JAKENS JAKENSON BENTON, LAKENYA LAVIE-DA GIADONA JANA BEN-TON, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: 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 require a secured creditor to negotiate, amend, or modify negoriate, amend, or modify the terms of the mortgage instrument. LOANCARE,LLC as Attorney in Fact for CHRISTOPHER B. BENTON AKA CHRISTOPHER BRENT BENTON THE BELOW LAW 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. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number:

(877) 813-0992 Case No. LNC-17-06831-17 Ad Run ates 12/07/2022, 2/14/2022, 12/21/2022, 12/28/2022 950 88928 12/7,14,21,28,

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 Mort-gage Electronic Registration Systems, Inc. as nominee for Carrington Mortgage Services, LLC, dated November 7, 2018, and recorded in Deed Book 56250, Page 345, GWIN-NETT County, Georgia records, and last assigned to Carrington Mortgage Services, LLC in Book 56791, Page 442, conveying the after-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 un-dersigned at public outcry to the highest bidder for cash before the Courthouse door of GWINNETT County, Georgia, within the legal hours of sale on the first Tuesday in January, 2023, to wit: January 3, 2023, the following described property: ALL THAT TRACT OF PARCEL Janially, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING 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 because of, among other poscause 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 Deed to Secure Debt. The debt remaining in default, this sale will be made

law, including attorneys fees (notice of intent to collect at-

(notice of intent to collect at-torneys fees having been given). Said property is commonly known as 4492 MADISON RUN PLACE SNELLVILE, GA 30039, to-gether with all fixtures and

tenants. Said property will be sold subject to (a) any

FORECLOSURE

personal property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): ONICA BLAIZE or tenant or outstanding ad valorem tax-es (including taxes which are a lien, but not yet due and payable), (b) any mat-ters which might be disclosed 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 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. Bankruptcy Code; (2) O.C.G.A. Section 9-13- 172.1; and (3) final confirmation and audit of the status of the loan with the holder of the security 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 foreclosure documents may not be provided until final confirmation and audit of the status of the 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 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 Anaheim, CA 92806 1-800-561-4567 The foregoing notwithstanding, nothing in OC.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to nego-tiate, amend or modify the terms of the Deed to Secure Debt described herein. This sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned se 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, LLC 1755 North Brown Road Suite 150 Lawrenceville, GA 30043 404.719.5155 NOVEMBER 9 16.23 20

COLLECTOR ATTEMPTING
TO COLLECT A DEBT. ANY
INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE
950-86825 11/9,16,23,30,
13/7,14,31,28,2003

12/7,14,21,28, 2022 STATE OF GEORGIA COUNTY OF

GWINNETT NOTICE OF SALE UNDER POWER

Because of a default under 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 21810, Page 253, as last modified in Deed Book 55073, Page 640, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2005-RF5, securing a Note in the original principal amount of \$145,475.00, the holder Securities Corporation thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pur-suant 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 OR PARCEL 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 BOOK 83, PAGE 78, GWINNETT COUNTY, GEORGIA RECORDS WHICH GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HERE-OF. Said property is known as 1605 Patrick Mill Place, Buford, GA 30518-2239, 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 any taxing authority, any matters which might be displaced by the property of the payable o 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 pay-ment of said indebtedness and all expenses of said sale and an 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 con-ducted 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. property is or may be in the possession of Frank Bennett Boyd and Angela Denise Boyd, a/k/a Angela Denise Blake, successor in interest or tenant(s). U.S. Bank Na-tional Association, as

Trustee for Structured Asset Securities Corporation Mort-gage 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* LOGS LEGAL GROUP LLP
Attorneys and Counselors at
Law 211 Perimeter Center
Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 2202535/***CF_REFERENCE_I
NITALS****
https://www.logs.com/ *THE

INTIALS
https://www.logs.com/ *THE
LAW FIRM IS ACTING AS A
DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

950-86124 11/30,12/7,14,21,28,2022

curity Deed from ERLINDA
CRADDOCK to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE. AS NOMINEE FOR

COUNTRYWIDE 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 origina principal amount of Twenty-Four Thousand Nine Hun-Four Thousand Nine Hundred Eighty and 00/100 dollars (\$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. MORGAN CHASE BANK, N.A., AS INDENTURE TRUSTEE ON BEHALF OF THE NOTEHOLDERS OF THE CWHEQ INC., CWHEQ RE-VOLVING HOME EQUITY

FORECLOSURE

LOAN TRUST, SERIES 2006-B, there will be sold at pub-lic outcry to the highest bidder for cash at the Gwinnet County Courthouse. 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 PAR-CEL OF LAND LYING AND BEING IN LAND LOT 41 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEOR-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, OWNNEET GWINNETT COUNTY RECORDS, AND BEING IM-PROVED PROPERTY KNOWN AS NO. 2468 SWEET SHRUB CIRCLE, AC-

SWEET SHRUB CHRCLE, AC-CORDING 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. description being control-ling, however the property is more commonly known as 2468 SWEET SHRUB CIR, LAWRENCEVILLE, **30044.** 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

rpose of paying the same, expenses of the sale, including 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, war-ranty or recourse against the above-named or the under-signed. 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 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 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

Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is:
Bank of America, N.A., as
successor by merger to BAC
Home Loans Servicing, LP
f/k/a Countrywide Home Home Loans Servicing, Lender Fik/a Countrywide Home Loans Servicing, L.P., Loss Mitigation Dept., 7105 Corporate Drive, Plano, TX 75024, Telephone Number: 800-846-2222. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK SUCCESSOR INDENTURE TRUSTEE TO JPMORGAN TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS IN-DENTURE TRUSTEE ON BE-HALF OF THE NOTEHOLD-ERS OF THE CWHEQ INC. ERS OF THE CWHEU INC., CWHEQ REVOLVING HOME EQUITY LOAN TRUST, SE-RIES 2006-B as Attorney in Fact for ERLINDA CRAD-DOCK THE BELOW LAW 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.

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 12/14/2022, 12/21/2022 12/28/2022 950 88919 12/7,14,21,28,

NOTICE OF SALE

2022

UNDER POWER GEORGIA. GWINNETT COUNTY
By virtue of a Power of Sale
contained in that certain Security Deed from CHRISTOPHER R ESPINOSA and PHER R ESPINUSA AND SIBYL KATHRYN ESPINUSA TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOM-INCE FOR UNITED PREMIER

INEE FOR UNITED PREMIER FUNDING LLC, dated July 3, 2015, recorded July 17, 2015, in Deed Book 53693, Page 673, 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 ThirtyTwo Thousand and 00/100 dollars 00/100 00/100 (\$332,000.00), with interest (\$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 Courthouse, within the legal hours of sale on the first countiouse, winnin the eight nours 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 PROPERTY SITUATE IN THE COUNTY OF GWIN-ETT AND STATE OF GEOR-GIA DESCRIBED AS: ALL THAT TRACT OR PARCEL 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 57, PAGE 84, PLAT BOOK 60, PAGE 15 AND PLAT BOOK 61, PAGE

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Se-