GEORGIA,

COUNTY

NOTICE OF SALE UNDER

FORECLOSURE

for Home Star Mortgage Services, LLC, its successors and assigns, dated November 8, 2004, recorded in Deed Book 40650, Page 116, Gwinnett County, Geor-gia Records, as last trans-ferred to U.S. Bank National Association, as Trustee for Terwin Mortgage Trust 2005-3SL, Asset-Backed 2005-3SL, Asset-Backed Certificates, TMTS Series 2005-3SL by assignment recorded in Deed Book 60318, Page 231, Gwinnett County, Georgia Records, County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THIRTY-NINE THOUSAND FIVE HUNDRED NINETY AND 0/100 DOL-1ADE (#20.500 PM) with in-LARS (\$39,590.00), 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 Country, Georgia, or at such 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 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 the law individual of the Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11

having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any 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, restrictions, covenants, and any matters of record any flatters of fector 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-named or the undersigned. U.S. Bank National Associa-tion, as Trustee for Terwin Mortgage Trust 2005-3SL, Asset-Backed Certificates. TMTS Series 2005-3SL 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: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Villege CO, 90111, 200, 206 CO 80111, 800-306-

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 Abdul Roux and Robin Alexander Roux or a tenant or tenants and said property is more com-monly known as 2753 New-tons Crest Circle, Snellville, Georgia 30078. Should a conflict arise between the property address and the le-

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 status of the loan with the holder of the security deed. U.S. Bank National Association, as Trustee for Terwin Mortgage Trust 2005-3SL, Asset-Backed Certificates, TMTS Series 2005-3SL

as Attorney in Fact for Abdul Roux 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 PAR-CEL OF LAND LYING AND BEING IN LAND LOT 6 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 27, BLOCK A, NEWTON'S CREST SUBDI-VISION, AS PER PLAT RECORDED IN PLAT BOOK 96, PAGES 185-186, GWIN-NETT COUNTY, GEORGIA RECORDS, SAID PLAT BE-ING INCORPORATED HERE IN AND MADE REFERENCE IN AND MADE REFERENCE

SUBJECT TO THAT SECU-RITY DEED FROM ABDUL R.ORIGAGE ELEC-INUNIC REGISTRATION SYSTEMS, INC. ROUX TO MORTGAGE ELEC-INC., AUS NOMINEE SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR HOME STAR MORT-GAGE SERVICES, LLC, ITS SUCCESSORS AND AS-SIGNS, RECORDED NOVEM-BER 19, 2004, IN DEED BOOK 40650, PAGE 94, GWINNETT COUNTY, GEOR-GIA RECORDS.

MR/ca 1/3/23 Our file no. 22-09613GA -950-88850 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 Power of Sale contained in a Security Deed given by Alicia Nicole Jones Bishop and Jason W Bishop to Mortgage Electronic Registration Systems (1997) tens, Inc., as grantee, as nominee for Quicken Loans Inc., its successors and assigns, dated October 26, 2018, recorded in Deed Book 56239, Page 468, Quinant County Count Book 56239, Page 468, Gwinnett County, Georgia Records, as last transferred to Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. by assignment recorded Deed Book 60291, Page 273, Gwinnett County, George Records, conveying the after-described property to secure a Note in the original principal amount of FOUR HUNDRED FIFTY-THREE THOUSAND ONE HUNDRED thereon as sét forth therein there will be sold at public outery to the highest bidde 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 Jan-uary, 2023, the following de-

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

cribed property: SEE EXHIBIT A ATTACHED

FORECLOSURE

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

sualit to U.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encumassessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, 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 named or the undersigned. Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. is the holder of the Security Deed to the property in accor-dance with OCGA § 44-14-The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Rocket Mortgage, LLC, 1050 Woodward Avenue, Detroit, MI 48296, 724, 905, 74195

Woodward Avenue, Detroit, MI 48226, 734-805-7125. 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 Alicia Nicole Jones Bishop and Jason W Bishop or a tenant or tenants and said property is more commonly known as 4800 Highland Point Dr, Auburn, Georgia 30011. Should a conflict arise between the property address and the le-

gal description the legal degal 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. Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc

as Attorney in Fact for Alicia Nicole Jones Bishop and Jason W Bishop 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 3 AKA 1749TH GMD, 3RD DIS-TRICT, GWINNETT COUNTY, GEORGIA, LOT 12, BLOCK A, THE VININGS AT HAMIL-A, THE VININGS AT HAMILTON MILL SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 111, PAGE(S) 53, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS HERBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION BRIGG IMPROVED TION, BEING IMPROVED PROPERTY KNOWN AS 4800 HIGHLAND POINT, AUBURN, GA 30011, AC-CORDING TO THE PRÉSENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT

COUNTY, GEORGIA. MR/ca 1/3/23 Our file no. 22-09652GA – 950-87946 12/07/2022

12/21/2022 12/28/2022

NOTICE OF SALE UNDER GWINNETT

Under and by virtue of the Power of Sale contained in a Security Deed given by Sarah A Finger and David F Adams Executor of the Es-Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Bank Of America, N.A., its successors and assigns, dated October 16, 2015, recorded in Deed Book 53917, Page 89 Gwinnett County Page 69, Gwinnett County

Georgia Records, as last transferred to Specialized Loan Servicing LLC by assignment recorded in Deed Book 60106, Page 537, Gwinnett County, Georgia Gwinnett County, Georgia Records, conveying the afrecords, conveying the atter-described property to secure a Note in the original principal amount of ONE HUNDRED SEVENTY-FIVE THOUSAND SEVEN HUNDRED SEVEN HUNDRED SEVEN HUNDRED SEVEN HUNDRED HUNDRED SEVEN HUNDRED DRED NINETY-FOUR AND 0/100 DOLLARS
(\$175,794.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courtery to the highest bidder for cash before the courter than the courter of the cou

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 described property:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

PARI 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 pursuant to O.C.G.A. § 13-1-11

having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the 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 any matters of record in-cluding, but not limited to, those superior to the Securi-ty Deed first set out above. Said property will be sold on an "as-is" basis without any

an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. Specialized 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 au-Ine entity that has full avi-thority to negotiate, amend, and modify all terms of the mortgage with the debtor is Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Vil-lage, CO 80111, 800-306-6059. Note however that such

fy the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of

FORECLOSURE

the property is Sarah A Finger and Estate of Sarah A Finger or a tenant or tenants and said property is more commonly known as 811 Blake Ct, Lawrenceville, Georgia 30046. 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. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

Specialized Loan Servicing LLC

as Attorney in Fact for Sarah A Finger and David F Adams Executor of the Es-tate of Sara A Finger McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Recycle JC A 20076

Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A All that tract or parcel of All that tract or parcel of land lying and being in Land Lot 115 of the 5th Land District of Gwinnett County, Georgia, being Lot 92 Block B of Hanarry Estates North Subdivision, Unit Four, as per plat thereof recorded in Plat Book 30 Page 48 of the public records of Gwinnett County, Georgia, which said plat is incorporated herein by reference and made a by reference and made a part hereof. Tax ID: R5115 239

MR/mac 1/3/29 Our file no. 22-09680GA – FT7 12/07/2022, 12/21/2022, 950-87961 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 Teresa Blythe to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Irwin Mortgage Corporation its suppose and as tion, its successors and assigns, dated March 12, signs, dated March 12, 2003, recorded in Deed Book 31623, Page 165, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 59925, Page 712, Gwinnett County, Georgia Records, as last transferred to U.S. Bank Trust National Association, not in its indi-

Association, not in its individual capacity but solely as vidual capacity but solety but solety accounts in the country of t conveying the after-de-scribed property to secure a Note in the original principal amount of ONE HUNDRED FORTY-FOUR THOUSAND NINE HUNDRED AND 0/100 DOLLARS (\$144,900,00) DOLLARS (\$144,900.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courtbound does of fore 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 posible 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 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 0.C.G.A. § 13-1-11 having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien. 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, 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 a "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 solely as owner trustee for RCF 2 Acquisition Trust is the holder of the Security Deed to the

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 mediticall terms of the

and modify all terms of the mortgage with the debtor is: Selene Finance, 3501 Olympus Boulevard, 5th Floor, 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. To the best knowledge and belief of the undersigned. belief of the undersigned, the party in possession of the property is Teresa Blythe or a tenant or tenants and said property is more com-monly known as 4161 Wyn-dham Pointe Ct, Buford, Georgia 30519. Should a conflict arise between the

conflict arise between the property address and the le-gal description the legal de-scription 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 bedder of the courty doed holder of the security deed U.S. Bank Trust National Association, not in its indi-vidual capacity but solely as owner trustee for RCF 2 Ac-

quisition Trust as Attorney in Fact for Teresa Blythe Raymer Leibert McCalla Pierce IIC Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076

www.foreclosurehotline.net **FXHIBIT A** EXHIBITA
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 LINIT THEFE AS A, WYNDHAM PARK SUBUI-VISION, UNIT THREE, AS PER PLAT RECORDED IN PLAT BOOK 74, PAGE 129, GWINNETT COUNTY GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN

INCORPORATED HEREIN
AND MADE A PART HEREOF
BY REFERENCE.
MR/chr 1/3/23
Our file no. 22-09745GA – 950-88742 12/14/2022, 12/28/2022.

FORECLOSURE

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 grantee, as nominee for RBC Centura Bank, its successors and assigns, dated September 20, 2006, recorded in Deed Book 47060, Page 361, Gwinnett County, Georgia Records, as last transferred

Deed Book 47060, Page 361, Gwinnett County, Georgia Records, as last transferred to PNC Bank, National Association by assignment recorded in Deed Book 59017, Page 215, Gwinnett County, Georgia Records, conveying the after-described reports to the second of the second country, georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED NINETY-SIX THOUSAND AND 0/100 DOLLARS Deed to the property in ac-cordance with OCGA § 44-14-162.2.

The entity that has full au-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 courthouse 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 Jan-uary, 2023, the following de-scribed property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HERETO

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 because of the same and all expenses of this sale, as provided in the Security Deed and by law, including Security Deed has been and 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 said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encum-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 "scie" basis without any. an "as-is" basis without any representation, warranty or recourse against the above-named 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. The entity that has full au-thority to peopliate amend

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 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 John M Cole and Connie Sue Cole or a and Connie Sue Cole or a tenant or tenants and said property is more commonly known as 2120 Versailles Place, Lawrenceville, Georgia 30043. Should a conflict arise between the property address and the legal description will control.

The sale will be conducted subject (1) to confirmation

subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. PNC BANK, NATIONAL AS-

SOCIATION 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 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, 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 950-88703 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 Aguana Goodwin to Mortgage 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
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 to Pingora Loan Servicing LLC by assignment recorded to Pingora Loan Servicing LLC by assignment recorded in Deed Book 56151, Page 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 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 Jan-uary, 2023, the following de-scribed property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART LEDECE The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, fail-

ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including 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

FORECLOSURE

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, encumassessments, lens, encum-brances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Securitrose 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.
Pingora Loan Servicing LLC
is the holder of the Security
Beed to the property in ac-

thority 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 party in possession of the property is Aquana Goodwin and Gregory Raffington or a tenant or tenants and said property is more commonly known as 139 Oatgrass Dr. Grayson, Georgia 30017. Should a conflict arise between the property address and the legal description will control. tion will control. The sale will be conducted ne sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed

Pingora Loan Servicing LLC as Attorney in Fact for Aquana Goodwin 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 169 of the 5th District, Lot 169 of the 5th District, 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 Our file no. 22-09892GA -

950-88761 12/07/2022, 12/21/2022, 12/14/2022, 12/28/2022.

NOTICE OF SALE UNDER GWINNETT GEORGIA,

COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Darlane B. Sanders and Tyrone F. Sanders to Mortgage Electric Pacific Residentials Systems tronic Registration Systems Inc., as grantee, as nominee for Home Capital Inc., its successors and assigns, dat-ed November 1, 2005, successors and assigns, dated November 1, 2005, recorded in Deed Book 45217, Page 120, Gwinnett County, Georgia Records, as last transferred to THE BANK OF NEW YORK, NOT IN ITS INDIVIDUAL CA-PACITY BUT SOLELY AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLD-ERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2005-16 by assignment recorded in 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 NINETY-THREE THOUSAND

AND 0/100 (\$393,000.00), DOLLARS (\$393,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alter-native, within the legal hours of sale on the first Tuesday in January, 2023, the follow-ing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

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

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 taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumrestrictions, covenants, and any matters of record including, but not limited to, those superior to the Securithose superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2005-16 is the holder of the Security Deed to the property in ac-

Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the

mortgage with the debtor is: Shellpoint Mortgage Servic-ing, 55 Beattie Place, Suite 110, Greenville, SC 29601, (800) 365-7107. Note, however, that such entity is not required by law to negotiate, amend or modi-fy the terms of the loan. To the best knowledge and 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 4635. Riversound

4635 Riversound Drive, Snellville, Georgia 30039. Should a conflict arise be-tween the property address and the legal description the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the

FORECLOSURE FORECLOSURE

securing a Note in the origi-

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-

950-87225 12/7,14,21,28, 2022

NOTICE OF SALE UNDER POWER

STATE OF GEORGIA

GWINNETT COUNTY

at public outcry to the high-

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SETIES 2005-16 as Attorney in Eact for as Attorney in Fact for Darlane B. Sanders and Tyrone F. Sanders McCalla Raymer Leibert

Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net **EXHIBIT A** All that certain tract or par-

All that certain tract or par-cel of land lying and being in Land Lot 27 of the 6th Dis-trict, Gwinnett County, Geor-gia being Lot 38, Block G., The Moorings Subdivision, Unit Four, according to the plat recorded in Plat Book 48, Page 24, Gwinnett Coun-ty, Georgia Records, which plat is incorporated herein by reference. by reference. Subject to the Declaration

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 boundary line survey was not done at the time of this con-Being the same property

Being the same property conveyed to Darlane B. Sanders and Tyrone F. Sanders, joint tenants with rights of survivorship form Steven W. Greenberg and Lesile J. Greenberg by warranty deed dated September 30, 2004 and recorded October 11, 2004 in Book 40159, Page 149 in the Clerk of Superior Court's Office for Gwinnett County, Georgia. This conveyance is subject This conveyance is subject to all restrictions, ease to all restrictions, ease-ments, setback lines, and other conditions shown of record in the Clerk of Supe-rior Court's Office for Gwin-nett County, Georgia. MR/mac 1/3/23

Our file no. 51624807 FT18 950-87966 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
Power of Sale contained in a
Deed to Secure Debt given by **B2 PROPERTY SÖLU-**Dy B2 PRIPERTY SULU-TIONS, LLC to OWANDI CAPITAL, LLC, dated June 24, 2022, and recorded in Deed Book 60098, Page 893, GWINNETT County, Georgia records, conveying the afterdescribed property to secure a Note of even date in the original principal amount of \$250,000.00, 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 or parcel of land lying and being in Land Lot 123, 6th District, Gwinnett County Coopers, and being him being the control of th oth District, deminet Courty, 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 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 secure Debt has been and is hereby declared due because of, among other possible events of default, failsible events of default, 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-(notice of illiteria to collect al-torneys fees having been given). Said property is commonly known as 4777 Nantucket Drive, Southwest, Lilburn, GA 30047, together with all fixtures and personal

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: property attached to and constituting a part of said property. To the best knowl-edge and belief of the under-Beginning at a nail set at 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 edge and belief of the undersigned, 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 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 the southerly right of way of Born Street to an iron pin at that intersection of the west that intersection of the west-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 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. 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 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

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-

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: Owandi Capital, LLC, 1926 Hosea L. Williams, Drive SE, Unit 170342, Atlanta, Georgia 30317. Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to nego-

STATE OF GEORGIA COUNTY OF GWINNETT

NOTICE OF SALE

UNDER POWER

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 seconds East a distance of 115.45 along said right 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 fixt iron; Thence Morth 08

flat iron; Thence North 08 degrees 25 minutes 53 seconds West for a distance of 9.85 feet to an axle; Thence North 03 degrees 59 minutes 16 seconds West for a distance of 60.26 feet to a distance of utes 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 16.10 feet to a point; Thence South 83 degrees 50 minutes 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 04 degrees 41 minutes 39 seconds West for a distance of 228.61 feet along distance of 228.61 feet along 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.
Clayton Street, Lawrenceville, Georgia 30046. The aforesaid Deed secures any other or future indebtedness of the Grantor therein specified, including any renewal thereof.

The indebtedness secured by said Deed has been de-

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 PURPOSE. Owandi 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 950 88855 12/7,14,21,28,2022 by said Deed has been deby sau beed has been used 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 surpose of payables the propurpose of applying the pro-ceeds thereof toward ex-penses of sale, including at-torneys fees, payment of the Because of a default under the terms of the Security Deed executed by Bernard L. Bearry Jr. and Katheryn M. indebtedness and interest thereon, and any balance re-maining shall be applied as provided by law. John F. Maxwell to American Na-tional Financial. Inc. dated

FORECLOSURE

July 15, 1994, and recorded in Deed Book 10529, Page 312, Gwinnett County Beaumont is the individual designated who shall have full authority to negotiate, amend and modify all terms Records, said Security Deed having been last sold, as-signed, transferred and con-veyed to Nationstar Mort-gage LLC d/b/a Mr. Cooper, of the mortgage. Note, how-ever, that such an individual is not required by law to ne-gotiate, amend or modify the terms of the loan. secting a worker in the original principal amount of \$87,883.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and pursue the said payable payable payable payable payable payable payable payable

as the property will be solu as the property of Beer Re-public Brewing, LLC who to the best of the under-signed's knowledge and be-lief, is the party in possession of the property. Notice has been given of intention to enforce provisions for collection of attorneys' fees and expenses of foreclosure in accordance

cured 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 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 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 incorporated 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 fixtures and personal property with legal requirements and the terms of the above note and Deed.

The property will be sold The property will be sold subject to any and all unpaid taxes, assessments, and restrictions and easements of record, if any. Pursuant to O.C.G.A. Section 9-13-172.1. cedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confir-

immediately above.
TOUCHMARK NATIONAL By: Robert Jackson Wilson, Esq.

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

NOTICE OF SALE **UNDER POWER**

cluding taxes which are a lien, whether or not now due and payable), the right of re-demption of any taxing au-thority, any matters which might be disclosed by an ac-curate survey and inspection curate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. 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 curate survey and inspection GEORGIA, GWINNETT COUNTY Page 894), Gwinnett County (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 GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/GR 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. OR PARCEL OF LAND LYING

OR PARCEL OF LAND LYING
AND BEING IN LAND LO'
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 By virtue of the power of sale contained in a Deed to Secure Debt from Beer Re-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 principal amount of \$5,000,000.00 with interest at the rate specified therein, there will be offered for sale CORPORATED HEREIN AND MADE A PART HEREOF.
Said legal description being
controlling, however the
property is more commonly known as **482 Gregg Drive**, **Lilburn, GA 30047**. The in-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 expensthere will be offered for sale es of the sale, including at torneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security

the Courthouse 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-Deed. Said property will be ty: All that tract or parcel of 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 the title is any department of the title. not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumparates in the second of the property. brances: restrictions: covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and

best of the knowledge and belief of the undersigned, the owner and party in possession of the property is CHRISTOPHER B. BENTON AKA CHRISTOPHER BRENT BENTON, LAKENYA LAVIEDA GIADONA JANA BENTON, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the 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 set required by loan do set) terms of the loan (although not required by law to do so) is: LoanGare, 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 negotiate, amend, or modify the terms of the mortgage instrument. LOANCARE, LLC as Attorney in Fact for as Attorney in Fact for CHRISTOPHER B. BENTON

> FIRM MAY BE HELD TO BE ACTING AS A DEBT COL-LECTOR, 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 Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. LNC-17-06831-17 Ad Run Dates 12/07/2022, 12/14/2022, 12/21/2022,

AKA CHRISTOPHER BRENT BENTON THE BELOW LAW FIRM MAY BE HELD TO BE

12/28/2022 950 88928 12/7,14,21,28, 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
vertens in the as moninea

Systems, Inc. as nominee for Carrington Mortgage Services, LLC, dated Services, LLC, dated November 7, 2018, and recorded in Deed Book 56250, Page 345, GWIN-NETT County, Georgia records, and last assigned to

FORECLOSURE Carrington Mortgage Services, LLC in Book 56791 Page 442, conveying the after-described property to se cure a Note of even date in at the rate specified therein there will be sold by the un 2 The property will be sold

dersigned at public outcry to the highest bidder for cash before the Courthouse door of GWINNETT County, Georor 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 28 OF THE 6 TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 6 BIOCK A MADISON

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 IN. GIA, WHICH PLAT IS IN-CORPORATED HEREIN AND MADE A PART HEREOF. The debt secured by said Deed to Secure Debt has been and to Secure bebt 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 mation and audit of the status of the loan as provided 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-

torneys fees having been given). Said property is

Robert Jackson Wilson, PC 295 South Culver Street,

2022

manifer with all fixtures and personal property attached to and constituting a part of cold procedure. said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the By virtue of a Power of Sale contained in that certain Security Deed from CHRISTO-PHER B. BENTON AKA CUTITY Deed from CHRISTO-PHER B. BENTON AKA CHRISTOPHER BRENT BEN-TON to OLYMPIA MORT-GAGE CORP. DBA O.M.C. MORTGAGE CORP., dated March 1, 2002, recorded March 15, 2002, in Deed March 15, 2002, in Deed subject property is (are): ONICA BLAIZE or tenant or UNICA BLAIZE or tenant or tenants. Said property will be sold subject to (a) any outstanding ad valorem tax-es (including taxes which are a lien, but not yet due March 1, 2002, recorded March 15, 2002, in Deed Book 26710, Page 264 (see also affidavit at Book 52344, and 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 Page 894), swinnert county, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Forty-Eight Thousand Four to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, re-Hundred Eighty-Seven and 00/100 dollars (\$148,487.00), with interest thereon as provided for therein, said Security Deed 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 particular substantial su having been last sold, assigned and transferred to LoanCare, LLC, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courteurs within the leaf burse. 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 procehouse, within the legal hours of sale on the first Tuesday in January, 2023, all proper-ty described in said Security Deed including but not limitdures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure ed to the following described property: ALL THAT TRACT documents may not be pro vided 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 amend and modify all terms amend and modify all terms of the mortgage with the debtor is: Carrington Mort-gage Services, LLC Atten-tion: Loss Mitigation Depart-ment 1600 South Douglass Road. Suites 100 & 200-A Anaheim, CA 92806 1-800-561-4567 The foregoing notwithstanding, nothing in OC.G.A. Section 44-14-162.2 shall be construed to rogath the secured creditor to negoshall be construed to require sale is conducted on behalf of the secured creditor un der the power of sale grant-ed in the aforementioned se-

curity instrument, specifically being Carrington Mortgage Services, LLC as attorney ney in fact for ONICA BLAIZE Parkway Law Group BLAIZE 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 2022 22-0262 IHIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT

PURPOSE 950-86825 11/9,16,23,30, 12/7,14,21,28, 2022 NOTICE OF SALE UNDER POWER GEORGIA, GWIN-

NETT COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from JOSEPH W BLANKENSHIP, JR, and AMY L BLANKENSHIP to COUNTRYWIDE HOME COUNTRYWIDE HOME
LOANS, INC., dated December 30, 1997, recorded January 7, 1998, in Deed Book
15272, Page 226, Gwinnett
County, Georgia Records,
said Security Deed having
been given to secure a Note
of even date in the original principal amount of Eighty Seven Thousand Nine Hun dred Thirty-Five and 00/100 dollars (\$87,935.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to New Residential Mortgage Loan Trust 2018-1, there will be sold at public outcry to the highest bidder for cash the Gwinnett County at the Gwinnett County
Courthouse, within the legal
hours of sale on the first
Tuesday in February, 2023,
all property described in said
Security Deed including but
not limited to the following
described property: ALL
TIANT TOR PARCEL described property: ALĽ THAT TRACT OR PARCEL OF LAND LYING AND BEING
IN LAND LOT 58 OF THE
5TH DISTRICT, GWINNETT
COUNTY, GEORGIA, BEING
LOT 18, BLOCK "A" UNIT 3,
AUTUMN HILLS SUBDIVI-AUTUMN HILLS SUBDIVI-SION, AS PER PLAT RECORDED AT PLAT BOOK 10, PAGE 15, GWINNETT COUNTY, GEORGIA RECORDS, AND BEING KNOWN AS 2369 THREE BARS DRIVE, SNELLVILLE,

GEORGIA 30078, ACCORD-ING TO THE PRESENT SYS-TEM OF NUMBERING HOUSES. APN: R5058 297 Said legal description being controlling, however the property is more commonly known as 2369 THREE BARS DR, SNELLVILLE, GA 30078. 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 ex-penses of the sale, including attorneys fees (notice to col lect 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

ranty or recourse against the above-named or the under-