FORECLOSURE

NOTICE OF SALE UNDER POWER CONTAINED IN SE-CURIOUS DEED STATE OF

GEORGIA COUNTY OF Gwinnett Pursuant to a power of sale contained in a certain security deed executed by Frank Bradlev Daniel, hereinafter referred to as Grantor, to Mortgage Electronic Registration Systems, Inc. as nominee for Mortgage Lenders of America, LLC recorded in Deed Book 49836, beginning at page 876, and as modified at 876, and as modified at Deed Book 53516, page 419, of the deed records of the Clerk of the Superior Court of the aforesaid state and county, and by virtue of a default under the terms of said security deed, and the related note, the undersigned attorney-in-fact for the aforesaid Grantor (which attorney-in-fact is the present holder of said security deed and note secured thereby) will sell at the usual place of conducting Sheriff's sales in said county within the legal hours of sale, to the highest bidder on the first Tuesday in March 2022, all property described in said security deed including but not limited to the following described property: All that tract or parcel of land lying and being in Land Lot 134 of the 7th District of Gwinnett County, Georgia and being Lot 7, Block A, Unit One of Rock Springs Subdivision as per that plat of the subdivi-sion recorded in Plat Book 36, Page 12 Gwinnett County, Georgia records which plat is incorporated herein by reference and made a part hereof. Being the same premises as conveyed deed from Frank Brad Daniel a/k/a Frank Daniel, an Daniel a/Ka Frank Daniel, an unmarried man recorded 10/30/2008 Book 49144, Page 0822 in said county and state. Commonly known as 1530 Marble Way, Lawrenceville, GA 30043. Tax ID R7134 042 Said legal description, being control description being control-ling, however, the Property ing, nowever, the Property is more commonly known as: 1530 Marble Way, Lawrenceville, GA 30043 Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. The sale will be subject to the following items, which the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are (including taxes which are a lien but not yet due and payable); any matters which might be disclosed by an ac-curate survey and inspection of the property; any assessments, liens, encumbrances, zoning ordinances, restric-tions, and all other matters of record superior to the said Security Deed. 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. MidFirst Bank, through its division Midland Mortgage is the entity with authority to negotirity Deed. MidFirst Bank, through its division Midland Mortgage's address is 999 NJW. Grand Blvd., Oklahoma City, OK 73118. MidFirst Bank, through its division Midland Mortgage may be contacted by telephone at 1-800-552-3000. To the best of the undersigned's knowledge and belief, the party in possession of the property is believed to be Frank Bradley Daniel and The Rep-resentative of The Estate of Frank Bradley Daniel, or ten-ant(s). MidFirst Bank, as Transferee, Assignee, and Secured Creditor As attorney-in-fact for the aforesaid Grantor Campbell & Bran-Grantor Campbell & Bran-non, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connector, Suite 350 Atlanta, GA 30342 (770) 392-0041 21-6600F1 THIS LAW FIRM MAY BE INIS LAW FIRM WAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

2/2,9,16,23,2022 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE LINDER POWER

950-60483

UNDER POWER
THIS LAW FIRM IS ACTING
AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION
OBTAINED WILL BE USED
FOR THAT PURPOSE.

By virtue of the power of sale contained in that certain Mortgage from EARLY EDU-CATION, LLC to CBC NATIONAL BANK, A DIVISION OF FIRST FEDRAL BANK dated June 27, 2013, filed for record July 26, 2013, and recorded in Deed Book 52355, at Page 0182, Gwin-County, Geor and last assign Georgia Records to, **First Federal Bank** in the original principal sum of TWO MILLION FOUR HUN-

DRED TEN THOUSAND AND **DOLLARS** 00/100 DOLLARS (\$2,410,000.00), with interest from date at the rate stated in said Note on the unpaid balance until paid, there will be sold before the Court door at Gwinnett County, Georgia, within the legal hours of sale on March 1, 2022, the property de-scribed on Exhibit "A" attached hereto and incorporated herein by this reference. The debt has been and is hereby declared due be-cause of, among other pos-sible events of default, nonpayment of the monthly in stallments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees.
Said property will be sold
"as-is" without any representation, warranty, or recourse against the above
named creditor or the undersigned, and subject to any outstanding ad valorem taxes and/or assessments, and all easements and restrictions of record, if any, having priority over this Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is EARLY EDUCA-TON, LLC, and/or tenant(s). The sale will be conducted subject to (1) conformation that the sale is not prohibited under the U.S. Bankrupt-cy Code or other laws and (2) final confirmation and audit of the status of the loan with the holder of the loan with the holder of the Security Deed and/or its ser-vicer FIRST FEDERAL BANK, BY NAME CHANGE THROUGH CHARTER AMENDENT FROM FIRST FEDERL BANK OF FLORIDA, SUCCESSION DE MEDICES

Brent Wardrop

FORECLOSURE

Esq. Quintairos, Prieto, Wood & Boyer, P.A. 365 Northridge Rd Suite 230 At-lanta, GA 30350 Email: Brent.Wardrop@gpwblaw.com FXHIBIT "A"

N. Norcross Tucker Road, Norcross, Gwinnett County, Georgia ALL THAT TRACT OR PAR-CEL OF LAND lying and being in Land Lot 223 of the 6th District of Gwinnett County, Georgia, and being

more particularly described as follows: TO ARRIVE AT THE TRUE POINT OF BEGINNNING FOR PROPERTY TO BE CON-VENED BY THIS DEED begin at a point located on the ar a point located on the northeasterly right-of-way line of Jimmy Carter Boule-vard (a 100-foot right-of-way width) 402.62 feet north-westerly as measured along the northeasterly right of way line of Jimmy Carter Boulevard from its intersec-tion with the westerly right-of-way width of North Norcross Tucker Road; running thence North 72 degrees 19 minutes 49 seconds East a distance of 230.54 feet to a point marked by an iron pin and the true point of beginand the fute point of begin-ning for property to be con-veyed by this Deed; running thence North 21 degrees 19 minutes 30 seconds West, a distance of 182.00 feet to a point marked by an iron pin; running thence South 72 de-grees 49 minutes 13 secgrees 49 minutes 13 seconds West a distance of 30.67 feet to a point marked by an iron pin; running thence North 21 degrees 19 minutes 30 seconds West, a distance of 92.56 feet to a point marked by an iron pin; running thence North 72 de-grees 49 minutes 13 sec-onds East a distance of 270.00 feet to a point marked by an iron pin located on the Southwesterly Right of way line of North Norcross-Trucker Road (A 60-Foot Right-of-Way width); running thence South 09 degrees 32 minthe Southwesterly Right of way line of North Norcross-Tucker Road, a distance of 274.71 feet to a point marked by an iron pin runmarked by an Iron pin; run-ning thence South 72 de-grees 19 minutes 49 sec-onds West a distance of 183.00 feet to a point marked by an iron pin and the TRUE POINT OF BEGIN-NING, being improved property and having located thereon a brick building known as 2175 North Norcross-Tucker road and a one-story metal building. Subject to that certain perpetual Non-Exclusive Easement over the following portion of the above described property for means ingress and egress in and to

Ridge Frace, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. MID-18-03254-20 Ad Run 02/02/2022, 02/16/2022, property adjacent to the West of the above described property from North Nor-cross-Tucker Road, together with the right to grade, pave and maintain said easement 02/09/2022. area and also the right to lay within said easement area a sanitary sewer line from North Norcross-Tucker Road 950-60633 2/2,9,16,23,2022 to property adjacent to the west line of said easement

west line of sale dasement area and the right to main-tain said sanitary sewer line: All that tract or parcel of land lying and being in land lot 223 of 6th District of Gwinnett County, Georgia and being more particularly described as follows:

To arrive at the true point of beginning for the easement reserved herein begin at point located on the Northeasterly Right-of-Way line of Jimmy Carter boule-vard (a 100-foot right-of-way width) 402.62 feet northwesterly as measured along the northeasterly right-of-way line of Jimmy Carter

Boulevard from its intersec-tion with the westerly right-of-way line of North signed Northcross-Tucker Road; running thence North 72 degrees 19 minutes 49 sec grees 19 minutes 49 sec-onds East a distance of 230.54 feet to a point marked by an iron pin and the true point of beginning for the Easement reserved for the Easement reserved herein; running then North 21 degrees 19 minutes 30 seconds West, a distance of 40.08 feet to a point; running thence North 72 degrees 19 minutes 49 secgrees 19 minutes 49 sec-onds East, a distance of 191.26 feet to a point located on the Southwesterly Right-of-way line of North Nor-cross-Tucker Road (A 60-foot right-of-way width); cross-tucker Hoad (A boy-foot right-of-way width); running thence South 09 de-grees 32 minutes 46 sec-onds east along the South-westerly Right-of-way line of North Norcross-Tucker road, a distance of 40.40 feet to a

a distance of 40.40 feet to a point marked by an iron pin; running thence South 72 degrees 19 minutes 49 seconds West a distance of 183.00 feet to a point marked by an iron pin and the true point of beginning. The afore-described tract or parcel of land and reserved parcer of land and reserved
easement are as shown on
that certain Above the
Ground Plat prepared for
Early Education, LLC, CBC
National Bank, Oceanside Title, Inc., Stewart Title Guaranty Company and Davis,
Pickren, Seydel & Sneed by
Solar Land Surveying Com-Solar Land Surveying Company, John W. Stanzilis, Jr. Georgia Registered Land Surveyor No. 2109, dated March 11, 2013. 950-60332

NOTICE OF SALE UNDER POWER GEORGIA, GWIN-POWER GEORGIA, GWIN-NETT COUNTY

By virtue of a Power of

2/2,9,16,23,2022

Sale contained in that certain Security Deed from CYN-THIA M ELDER, LENDEZ ELDER to MORTGAGE ELEC-TRONIC REGISTRATION SYSTEMS INC AS NOMINEE FOR RENASANT BANK, dated December 23, 2015, recorded January 6, 2016, in

Deed Book 54032, Page 649 , Gwinnett County, Georgia Records, said Security Deed original principal amount of Two Hundred Two Thousand Nine Hundred Seventy-Four 00/100 dollars and 00/100 dollars (\$202,974.00), with interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to

Mid America Mortgage, Inc., there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in March, 2022, all property described in said Security Deed including but not limit ed to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING OR PARCEL OF LAND LYING AND BEING IN LAND LOZ33 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING KNOWN AS LOT 274, BLOCK A, OF THE VILLAGE AT BAY CREEK SUBDIVISION, UNIT 4, PHASE 2, AS PER PLAT RECORDED IN PLAT BOOK 133, PAGES 258-260, GWINNETT COUNTY RECORDS. SAID PLAT

258-260, GWINNETT COUNTY RECORDS, SAID PLAT

FORECLOSURE

BEING INCORPORATED HEREIN BY REFERENCE THERETO. Said legal description being controlling however the property is more commonly known as 3922 PLYMOUTH ROCK DR, LOGANVILLE, GA 30052. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; as-sessments; liens; encum-brances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is session of the property is CYNTHIA M ELDER, LENDEZ ELDER, 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 that the sale is not prohibited under the U.S. bankruptcy Code and (2) to final confirmation and the sale is the mation 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 (alall terms of the loan (al-though not required by law to do so) is: Mid America Mortgage, Inc., Loss Mitiga-tion Dept., PO Box 2229, Ad-dison, TX 75001-2229, Tele-phone Number: 214-261-3323. 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. MID AMERICA MORTGAGE. MID AMERICA MORTGAGE, INC. as Attorney in Fact for CYNTHIA M ELDER, LENDEZ ELDER THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number:

NOTICE OF SALE UNDER POWER

02/16/2022

GEORGIA. GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from HEATHER FERGUSON to CHOICE CAPI-FERGUSON to CHOICE CAPITAL FUNDING INC, dated August 29, 2000, recorded September 1, 2000, in Deed Book 21207, Page 204 Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Ninety-Four Thousand Nine Hundred and 00/100 dollars (594 900 00). with interest (\$94,900.00), with interest thereon as provided for therein, said Security Deed having been last sold, asand transferred to U.S. Bank Trust National Association, not in its indi-Owner Trustee for VRMTG Asset Trust , there will be sold at public outcry to the highest bidder for cash at highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in March, 2022, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEIMG IN LAND LOT 176 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEOUNTY, GEOGIA, BEING LOT 13, BLOCK GWINNETT COUNTY, GEOR-GIA, BEING LOT 13, BLOCK
B, PHASE II OF ARCH WAY
FOREST, AS PER PLAT
RECORDED IN PLAT BOOK
48, PAGE 287; AS RERE-CORDED IN PLAT BOOK 56,
PAGE 275, GWINNETT
COUNTY, GEORGIA
RECORDS. Said legal de-scription being controlling,
nowever the property is
more commonly known as
811 HERITAGE VALLEY
ROAD, NORCROSS, GA

811 HERITAGE VALLEY ROAD, NORCROSS, GA 30093. The indebtedness secured by said Security Deed has been and is hereby clared due because of de-fault under the terms of said Security Deed. The indebt-edness remaining in default, this sale will be made for the 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 united to the payments provided for united sale with the payments of the made of the purpose der the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad 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 matter of record assertions. matters of record superior to matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in pos-session of the property is HEATHER FERGUSON, ES-TATE AND/OR HEIRS-AT-LAW OF HEATHER R. FER-CUSON, or the party (F). The GUSON, or tenants(s). The sale will be conducted sub-ject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confir mation and audit of the sta-tus of the loan with the hold-er of the Security Deed. The entity having full authority to entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Selene Finance, Loss Mitigation Dept., 9990 Richmond Ave, Suite 400, Houston, TX 77042, Telphone Number: 1-877-768-3759. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate,

cured creditor to negotiate,

amend, or modify the terms

of the mortgage instrument.

FORECLOSURE

AL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG AS-SET TRUST as Attorney in Fact for HEATHER FERGU-SON THE BELOW LAW FIRM MAY BE HELD TO BE ACT-MAY BE HELD 10 BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL
LAW. IF SO, ANY INFORMATION OBTAINED WILL
BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon
Ridge Pickes Syste 100. bin Lubin, L. Suite Ridge Place, Suite Corners, Suite 100 Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. SEF-20-01538-4 Ad Run Dates 02/09/2022, 02/02/2022, 02/16/2022,

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

2/2,9,16,23,2022

COUNTY OF Gwinnett Pursuant to a power of sale contained in a certain security deed executed by William M. Golson, II, hereinafter referred to as Grantor, to Mortgage Electronic Registration Systems, Inc. as nominee for Amerisave Mortgage Corporation recorded in Deed Book 53833, beginning at page 0766, of the deed records of the Clerk of the Sympton. the Clerk of the Superior Court of the aforesaid state and county, and by virtue of a default under the terms of a default under the terms of said security deed, and the related note, the undersigned attorney-in-fact for the aforesaid Grantor (which attorney-in-fact is the present holder of said security of the said security of th ritv deed and note secured thereby) will sell at the usual place of conducting Sheriff's sales in said county within the legal hours of sale, to the the legal hours of sale, to the highest bidder on the first Tuesday in March 2022, all property described in said security deed including but not limited to the following described property: All that tract or parcel of land lying and being in Land Lot 168 & 169 of the 7th District, Gwin-pett County Geograia being nett County, Georgia, being Lot 57, Block "A", Unit Two of Northbrooke Square Subdivision, as per plat thereof recorded in Plat Book 74, recorded in Plat Book 74,
Page 232, Gwinnett County,
Georgia records, which
recorded plat is incorporated
herein by reference and
made a part of this description. Said legal description
being controlling, however,
the Property is more commonly known as: 3085
Northeliff Drive, Suwanee,
GA 30024 Said property will
be sold on an "as-is" basis
without any representation,
warranty or recourse against
the above-named or the undersigned. The sale will be
subject to the following
items which may affect the

items which may affect the title: any outstanding ad val-orem taxes (including taxes which are a lien but not yet due and payable); any mat-ters which might be disclosed by an accurate survey and inspection of the prop-erty; any assessments, liens, encumbrances, zoning ordi-nances, restrictions, and all other matters of record superior to the said Security Deed. The sale will be con-ducted subject (1) to confir-mation 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. MidFirst Bank, through its division Midland

Mortgage is the entity with authority to negotiate, amend and modify the terms of the Note and Security Deed. MidFirst Bank, through its division Midland Mortgage address is 999 Mortgage?s address is 999 N.W. Grand Blvd., Oklahoma City, OK 73118. MidFirst Bank, through its division Midland Mortgage may be contacted by telephone at 1-800-552-3000. To the best of the undersigned's knowledge and belief, the party in possession of the property is believed to be William M. Golson, II and Tracie N. Golson and Particip A. Colon son and Bryleigh A. Golson and Tracie N. Golson, as Adand Iracie N. Golson, as Ad-ministrator of the Estate of William M. Golson, II, or tenant(s). MidFirst Bank, as Transferee, Assignee, and Secured Creditor As attor-Grantor Campbell & Brannon, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connector, Suite 350 Atlanta, GA 30342 (777) 200 20041 4 5529 350 Atlanta, GA 30342 (770) 392-0041 21-6538 THIS LAW FIRM MAY BE HELD TO BE ACTING AS A
DEBT COLLECTOR, UNDER
FEDERAL LAW. IF SO, ANY
INFORMATION OBTAINED

WILL BE USED FOR THAT PURPOSE. 950-60646 2/2,9,16,23,2022

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from MARY LOIS HANEY to JPMORGAN CHASE BANK, N.A. dated February 23, 2013, recorded March 11, 2013, in Deed Book 52071, Page 209, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of a Note of even date in the original principal amount of Three Hundred Sixty-Nine Thousand Four Hundred Twenty-Six and 00/100 dollars (\$369,426.00), with interest thereon as provided for therein, said Security Deed having been last sold, accioned and transferred to

assigned and transferred to Community Loan Servicing, LLC, a Delaware Limited Liability Company, FKA
Bayview Loan Servicing,
LLC, there will be sold at
public outcry to the highest
bidder for cash at the Gwinnett County Courthouse,
within the legal hours of sale
on the first Tuesday in within the legal hours of sale on the first Tuesday in March, 2022, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 323 OF THE 5TH LAND DISTRICT OF GWINNETT COUNTY. GEORGIA. AND BEING KNOWN AND DESIGNATED AS LOT 16. BLOCK "A" OF ROLLING HILLS CONTAINING 10.00 ACRES. "A" OF ROLLING HILLS.
CONTAINING 10.00 ACRES.
ACCORDING TO A PLAT OF
SURVEY BY WT. DUNAHOO
& ASSOCIATES. SURVEY-SURVEY BY WT. DUNAHOO
& ASSOCIATES. SURVEYORS. DATED MAY 5.1977.
AND RECORDED IN PLAT
BOOK 6. PAGE 113. GWINNETT COUNTY. GEORGIA
RECORDS. SAID PLAT IS
INCORPORATED HEREIN BY
REFERENCE AND MADE A
PART HEREOF. A PORTION
OF THIS PROPERTY WAS OF THIS PROPERTY WAS CONVEYED TO MICHAEL ACTON UNDER WARRANTY DEED DATED MARCH DEED DATED MARCH 18.1988. AND CONVEYED BACK TO GRANTOR BY WARRANTY DEED DATED JUNE 10.1996. AS RECORD-ED IN DEED BOOK 12957. P 0256. GWINNETT COUNTY. GEORGIA RECORDS

legal description being con-

FORECLOSURE

trolling, however the proper-

ty is more commonly known as 3339 BOLD SPRINGS RD,

DACIII A GA 30019 The in

debtedness 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 expens-es 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. without any representation warranty or recourse against the above-named or the un-dersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority: matters any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances: restrictions covenants, and any othe 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 MARY LOIS HANEY, ESTATE AND/OR HEIRS-AT-LAW OF MARY LOIS HANEY, or ten-ants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not re-quired by law to do so) is: quired by law to do so) is:
Community Loan Servicing,
LLC fka Bayview Loan Servicing,
LLC, Loss Mitigation
Dept., 4425 Ponce de Leon
Blvd., 5th Floor, Coral
Gables, FL 33146, Telephone
Number: 800-771-0299.
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. COMmortgage instrument. COM-MUNITY LOAN SERVICING, MUNITY LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FKA BAYVIEW LOAN SERVICING, LLC as Attorney in Fact for MARY LOIS HANEY THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. Attorney Contact:
Rubin Lublin, LLC, 3145
Avalon Ridge Place, Suite
100, Peachtree Corners, GA
30071 Telephone Number:
(877) 813-0992 Case No.
BVF-20-00453-4 Ad Rubin Plates
10/10/2002

2022 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Secontained in that certain Security Deed from FERNANDO JIMENEZ to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., dated May 15, 2001, in Deed Book 23535, Page 12 , Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Ninety-Three Thousand Four Hundred Ninety-Two and 00/100 dollars (\$93,492.00), with interlars (\$93,492.00), with intertherein, said Security Deed having been last sold, as-signed and transferred to BANK OF AMERICA, N.A., 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 the legal hours of sale on the first Tuesday in March, 2022, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 247 OF THE 6TH DISTRICT OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA, BEING LOT 20, BLOCK C, LAKE WINDSOR GIA, BEING LOI ZU, BLOCK
C, LAKE WINDSOR
HEIGHTS SUBDIVISION, AS
SHOWN ON PLAT OF SUBJECT PROPERTY RECORDED AT PLAT BOOK F, PAGE
140A, GWINNETT COUNTY,
GEORGIA REAL ESTATE
RECORDS, WHICH PLAT IS
INCORPORATED HEREIN BY
REFERENCE AND MADE A
PART OF THIS DESCRIPTION. BEING IMPROVED
PROPERTY KNOWN AS 122
NORTH WOODLAND DRIVE.

02/02/2022

02/16/2022,

2/2,9,16,23,

02/09/2022, 02/23/2022

950-60628

NORTH WOODLAND DRIVE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEOR-GIA. Said legal description being controlling, however the property is more com-monly known as 122 NORTH WOODLAND DRIVE, DORAV-LIE CA 20200 The indext ILLE, GA 30340. The indebt edness 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 The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against warranty or recourse against the above-named or the un-dersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record surveint 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 FERNANDO JIMENEZ, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. matters of record superior to

FORECLOSURE

Carrington Mortgage Services, LLC, Loss Mitigation Dept., 1600 South Douglass Road, Suite 200A, Anaheim, CA 92806. Telephone Number: 800-561-4567 Nothin in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify negotiate, amend, or modify the terms of the mortgage instrument. BANK OF AMER-ICA, N.A. as Attorney in Fact for FERNANDO JIMENEZ THE BELOW LAW FIRM MAY BE HELD TO BE ACT ING AS A DEBT COLLEC-TOR, UNDER FEDERAL R, UNDER FEDERAL
W. IF SO, ANY INFORATION OBTAINED WILL
USED FOR THAT PUR-POSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalor bin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. CMS-16-01311-19 Ad Run Dates Dates 02/09/2022. 02/16/2022 950-60634 2/2,9,16,23,2022

brances:

Dates 02/09/2022,

02/23/2022

665 in the Office of the Clerk

of Superior Court of Gwin-nett County. Georgia

RECORDS

NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY, GWINNETT COUNTY,
GEORGIA
Under and by virtue of the
Power of Sale contained in a
Security Deed given by
Michael Jones to First
Technology Federal Credit
Union, dated November 27,
2017, and recorded in Deed
Book 55557, Page 462,
Gwinnett County, Georgia
Records, conveying the after-described property to serectors, conveying the average rectors, conveying the average redescribed property to secure a Note in the original principal amount of Eighty-Six Thousand Fifty and 0/100 dollars (\$86,050.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia within the legal hours of sale on March 1, 2022, the following described property:
All that tract or parcel of land lying and being in Land
Lot 116, of the 6th District, to the off dwinnett County, Georgia, being Lot 1, Old Stonegate Partners LLC, as per plat recorded in Plat Book 120, Pages 88-89, Gwinnett County, Georgia Records, which plat is incorrected. which plat is incorporated which plat is incorporated herein and made a part hereof by this reference. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failtire to pay the indebtedness 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 sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) not required by law to do so First Tech Federal Credi is: First Tech Federal Credit Union they can be contacted at (855) 885-8805 for Loss Mitigation Dept, or by writing to PO Box 2100, Beaverton, Oregon 97075, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxe) which are a lien, but not yet which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, which are a lien, but not vet belief of the undersigned. the party in possession of the property is Michael Jones or tenant(s); and said property is i 366 Nimblewill Wy SW, Lilburn, GA 30047.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status

of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure. First Tech-nology Federal Credit Union as Attorney in Fact for Michael Jones. Brock & Scott, PLLC 4360 Chamblee Punnwondy Road Suite 310 Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 21-06175 # B&S file no.: 21-06175 950-59567 2/2,9,16,23,2022 NOTICE OF SALE UNDER POWER
GEORGIA,
GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Secontained in that certain Security Deed from WILLIE J.
MOORE, CHASKA L. MOORE
to MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS,
INC.. AS NOMINEE FOR
FLAGSHIP FINANCIAL
GROUP, LLC, dated September 23, 2016, in Deed Book
54626, Page 465 Gwinnett
County, Georgia Records,
said Security Deed having
been given to secure a Note
of even date in the original
principal amount of Nine
Hundred Thousand Sixty principal amount of Nine Hundred Thousand Sixty and 00/100 dollars (\$900,060.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to signed and transferred to Village Capital & Investment, LLC, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in March, 2022, all property described in said Security Deed including but not limittions, Deed including but not limit

of the loan with the holder of

lores A. Peloso or tenant(s); and said property is more commonly known as 976 Pierce luy Ct, Lawrenceville, GA 30043. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of described in said Security
beed including but not limited to the following described
property: ALL THAT TRACT
OR PARCEL OF LAND LYING
AND BEING IN THE CITY OF
BRASELTON, 1749TH GMD,
GWINNETT COUNTY, GEORGIA, BEING LOT 20, THE
WOODLANDS AT CHATEAU
ELAN, PHASE 6, AS PER
PLAT RECORDED IN PLAT
BOOK 112, PAGES 216-217,
GWINNETT COUNTY, GEORGIA RECORDS, WHICH
PLAT IS INCORPORATED
HEREIN AND MADE A PART
HEREOF BY REFERENCE.
Said legal description being
controlling, however the
property is more commonly
known as 2613 NORTHERN
OAK DR, BRASELTON, GA
30517. The indebtedness secured by said Security Deed
has been and is hereby delarged due because of deof the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure. PHH Mortgage Corporation as Attor gage Corporation as Attor-ney in Fact for Delores A. Peloso. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 20-08756 950-60635 2/2.9.16.23,2022 has been and is hereby de-clared due because of de-

fault under the terms of said Security Deed. The indebt-edness remaining in default, this sale will be made for the

purpose of paying the same, all expenses of the sale, in-

cluding attorneys' fees (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

not prohibited under the U.S. Bankruptey Code and (2)

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 re-

quired by law to do so) is:

NOTICE OF SALE UNDER POWER GWINNETT COUNTY By virtue of the Power of Sale contained in that certain Security Deed given from Security Deed given from william W. Phillips to National City Bank dated 03/10/2006, recorded 03/27/2006 in Deed Book 46302, Page 0692, Gwinnett County, Georgia records, and as last assigned on

FORECLOSURE FORECLOSURE

03/05/2021 to Star211, LLC

by virtue of assignment recorded on 03/15/2021 in Deed Book 58493, Page 00466, Gwinnett County, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad val-Georgia records, said Security Deed having been given to secure a Note of even orem taxes (including taxes which are a lien, whether or date in the principal amount of THITRY THOUSAND AND which are a hier, whether on not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; 00/100 DOLLARS
(\$30,000.00), with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the sourtheave does of Cybroett all zoning ordinances; as-sessments; liens; encumcourthouse door of Gwinnett Country, Georgia, within the legal hours of sale on the first Tuesday in March 2022 by Star211, LLC, as Attorney in Fact for William W. restrictions covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, Phillips, all property described in said Security
Deed including but not limited to the following described property: Land referred to in the owner and party in possession of the property is WILLIE J. MOORE, CHASKA L. MOORE, or tenants(s). The sale will be conducted whist (1) to confurcted commitment is desubject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptscribed as all that certain property situated in the county of Gwinnett, and State of Georgia and being described in a deed dated 06/10/2019 and recorded 03/27/2006 in Book / Page: 46302 / 0698 among the land records of the county and state set forth above, and referenced as follows: scribed as all that certain cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan ity to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Village Capital & Investment, LLC, Loss Mitigation Dept., 1 Corporate Drive, Ste 360, Lake Zurich, IL 60047, Telephone Number: 1-866-397-5370. Nothing in O.G.A. Section 44-14-162.2 shall be construed to require a secured creditor on negotiate, amend, or modify the terms of the mortgage instrument. VILLAGE CAPITAL & INVESTMENT, LLC as Attorney in Fact for WILLIE J. MOORE, CHASKA L. MOORE THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. DVCI-18-07921-21 Ad Run Dates 20/20/2922, 02/16/2022, Land referred to in this commitment is described as all that certain property situated in the county of Gwinnett, and state of GA and being and state of QA and being described in a deed dated 03/10/2006 and recorded 03/27/2006 in Book / Page:46302 / 0698 among the land records of the county and state set forth above, and referenced as follows: All that tract or Parcel of All that tract or Parcel of Land Lying and Being in Land Lot 1 of the 2nd Dis-trict, and the Rocky Creek GMD 1687, Gwinnett Coun-ty, Georgia, Being Known as Lot 15, Block H of Evergreen Subdividing Lint 3, Page 1 Lot 15, Block H of Evergreen Subdivision, Unit 3, Phase 1, as per plat recorded at Plat Book 71, Page 170, Gwinnett County, Georgia Records, said plat being incorporated herein and made a part hereof by reference for a more complete description of cap-tioned property and being improved property known as 1228 Laurel Mist Court, Dac-02/02/2022, 02/16/2022, ula Georgia 30019 accordula, Georgia, 30019 accord-ing to the present system of numbering houses in Gwin-nett County, Georgia. Source Deed: Deed Book 46302 Page 0698 Property Ad-dress: 1228 Laurel Mist Ct, Dacula, GA 30019 (Gwinnett 2/2,9,16,23,2022 NOTICE OF FORECLOSURE SALE UNDER POWER
GWINNETT COUNTY,
GEORGIA Under and by virtue of the Power of Sale contained in a Security Deed given by Delores A. Peloso to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for LOANDE-

County) TAX ID#: R2001E217 SUBJECT TO ANY EASEMENTS OR RE-STRICTIONS OF RECORD. Said property being known as 1228 Laurel Mist Ct, Dacas 1228 Laurer Mist Ct, Dac-ula, GA 30019 according to the present numbering sys-tem in Gwinnett County. The indebtedness secured by said Security Deed has been POT.COM, LLC, dated October 23, 2015, and recorded in Deed Book 53917, Page 232, Gwinnett County, Geordeclared due because of default under the terms of said Security Deed and Note. The gia Records, as last transferred to PHH Mortgage Corporation by assignment recorded on February 18, 2020 in Book 57252 Page 655 in the Office of the Clork indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees and all other payments provided for under the trans of the Sourith. of Superior Court of Gwin-nett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original principal amount of One Hundred Sixty-Five Thou-sand Four Hundred Fifty and 0/100 dollars (\$165,450.00), with interest thereon as set forth therein. there will be der the terms of the Security Deed and Note, Said proper ty will be sold subject to the following items which may affect the title to said property: any superior Security Deeds of record; all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; any outstanding taxes, including but not limited to ad valorem forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on March 1, 2022, the fol-lowing described property: THE FOLLOWING DEtaxes, which constitute liens upon said property; special assessments; all outstanding bills for public utilities which THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN GWINNETT COUNTY, STATE OF GEORGIA, TO-WIT ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN constitute liens upon said property; all restrictive covenants. easements rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and LAND LOT 131 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 172, BLOCK A, OF OLDE belief of the undersigned, the party in possession of the property is William W PEACHTREE IDWINIOUMS SUBDIVISION, PHASE 1, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 101, PAGES 193-195, RE-VISED AT PLAT BOOK 115, PAGES 103-105, GWINNET COLINTY Phillips or tenant(s). The sale will be conducted subject to (1) confirmation that the sale is not prohibited un-der the U.S. Bankruptcy Code, and (2) final confirma tion and audit of the status of the loan. The name of the person or entity who has the full authority to negotiate, amend, and modify all terms **GEORGIA**

RECORDED PLAT IS INCOR-PORATED HEREIN BY REF-ERENCE AND MADE A PART OF THIS DESCRIPTION. The amend, and modify all terms of the mortgage is: Planet Home Lending, LLC, 321 Research Parkway, Meriden, CT 06450. THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL debt secured by said Securi-ty Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the BE USED FOR THAT PUR-POSE. Bleecker, Brodey & Andrews, 9247 North Meridmanner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the ian Street, Suite 101, Indianapolis, IN 46260 TEL (317) 574-0700. sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: PHH Mortgage Corporation they can be contacted at 1-800-750-2518 for Loss Mitigation Dept, or by writ-950-58515 2/2,9,16,23,2022 Notice of Sale Under Power. State of Georgia,
County of GWINNETT.
Under and by virtue of the
Power of Sale contained in a
Deed to Secure Debt given KATHERINE R PIEČUCH AND MICHAEL LEE PIECUCH to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) AS NOMINEE FOR PRIME CHOICE FUND-1-800-750-2518 for Loss Mitigation Dept, or by writ-ing to One Mortgage Way, Mount Laurel, New Jersey 08054, to discuss possible alternatives to avoid foreclo-FOR PRIME CHOICE FUND-ING, INC. , dated 10/22/2019, and Recorded on 12/20/2019 as Book No. 57124 and Page No. 00731, GWINNETT County, Georgia records, as last assigned to PENNYMAC LOAN SER-VICES, LLC (the Secured Creditor), by assignment, conveying the after de-scribed property to secure a alternatives to avoid forecio-sure. Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assess-ments, liens, encumbrances, zoning ordinances, restricscribed property to secure a Note of even date in the orig-inal principal amount of \$225,391.00, with interest at covenants, and mat tions, covenants, and mat-ters of record superior to the Security Deed first set out above. To the best knowl-edge and belief of the under-signed, the party in posses-sion of the property is De-lores A. Peloso or tenant(s); the rate specified therein, there will be sold by the un-

WHICH

dersigned at public outcry to the highest bidder for cash at the GWINNETT County Courthouse within the legal hours of sale on the first Tuesday in March, 2022, the Tuesday in March, 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 45 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 21, BLOCK B. UNIT TWO, CRICKET RIDGE SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 28, PAGE 238, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE FOR A MORE DETAILED DESCRIPTION. The debt se-SCRIPTION. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failsolve events of detailt, and ure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all ex-

made for the purpose of paying the same and all ex-penses of this sale, as pro-vided in the Deed to Secure Debt and by law, including attorney's fees (notice of in-tent to collect attorney's fee having been given). PENNY-MAC LOAN SERVICES, LLC

FORECLOSURE

holds the duly endorsed Note and is the current as-signee of the Security Deed to the property. PENNYMAC LOAN SERVICES. LLC. acting on behalf of and, as nec-essary, in consultation with PENNYMAC LOAN SER-VICES, LLC (the current investor on the loan), is the vestor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to 0.C.G.A. § 44 14 162.2, PENNYMAC LOAN SERVICES, LLC may be contacted at: PENNYMAC LOAN SERVICES, LLC, 3043 SERVICES, LLC, 3043 TOWNSGATE ROAD, SUITE 200, WESTLAKE VILLAGE, CA 91361, 866 549 3583. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of undersigned, the party/parties in possession of the subject partyrparties in possession of the subject property known as 570 BATTERSEA DR, LAWRENCEVILLE, GEORGIA 30044 is/are: KATHERINE R PIECUCH AND MICHAEI LEE MICHAEL

AND PIECUCH or tenant/tenants.
Said property will be sold subject to (a) any outstanding ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and in-spection of the property, and (c) all matters of record su perior to the Deed to Secure Debt first set out above, including, but not limited to assessments, liens, encum brances, zoning ordinances easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) 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 nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be pro vided until final confirmation and audit of the status of the loan as provided in the pre-ceding paragraph. PENNY-MAC LOAN SERVICES, LLC as Attorney in Fact for KATHERINE R PIECUCH AND MICHAFI AND MICHAEL LEE PIECUCH. THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION WILL BE USED FOR THAT

WILL BE USED FOR THAT PURPOSE. 00000009370438 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 phone: (972) 341 5398. 950-60526 2/2,9,16,23,2022

NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF GWINNETT

By virtue of a Power of Sale contained in that certain Security Deed from Susana Machado Pires to Mortgage **Electronic Registration Sys** tems, Inc., as nominee for First Magnus Financial Corporation, dated November 21, 2006 and recorded on November 27, 2006 in Deed Book 47286, Page 766, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, said Secu-rity Deed having been given to secure a Note of even date, in the original principal amount of One Hundred Thirty-Seven Thousand and (\$137,000.00) with interest thereon as provided therein, as last transferred to U.S Bank Trust National Associ

ation, not in its individual trustee for RCF 2 Acquisition Trust, by assignment to be recorded in the Office of the Clerk of Superior Court of Gwinnett County, aforesaid records, will be sold at public outcry to the highest bidder for each before the der for cash before the courthouse door of Gwinnet County, Georgia, or at such place as has or may be law-fully designated as an alter-native location, within the legal hours of sale on the first Tuesdav in March. 2022. all property described in said Security Deed including but not limited to the following described property: All that tract or parcel of

land lying and being in Land Lot 179 of the 6th District, of Gwinnett County, Georgia, being Lot 14, Block A, Unit Two, Heritage Place Subdivision, as recorded in Plat Book 37, Page 49, Gwinnett County, Georgia records, which plat is incorporated herein and made a part hereof by reference. Said property may more monly be known as commonly

1230 Woodstream Drive, Lawrenceville, GA 30044.

The debt secured by said
Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, non-payment of the monthly in-stallments on said loan. The debt remaining in default this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect at-

given). The individual or entity that has full authority to negoti-ate, amend and modify all terms of the loan is Selene Finance LP, 9990 Richmond Avenue, Suite 400 South, Houston, TX 77042...

torney's fees having been

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be displaced by a particular to the following items. disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valoren taxes, including taxes, which constitute liens upon said property whether or not now due erty whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in pos-session of the property are Susana Machado Pires and or tenant(s). The sale will be conducted subject to 1) con firmation that the sale is not prohibited under the U.S. Bankruptcy code and 2) final confirmation and audit of the status of the loan with the holder of the Security Deed. U.S. Bank Trust Nationa Association, not in its indi