FORECLOSURE authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Morthpointe Bank they can be contacted at (616) 426-4108 for Loss Mitigation Dept, or by writing to 3333 Deposit Drive North East, Grand Rapids, Michigan 49546, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes 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, restric-tions, covenants, and mat-ters of record superior to the Security Deed first set out To the best knowlabove. edge and belief of the undersigned, the party in posses-sion of the property is Japheth Claude and Tamar Goodson or tenant(s); and said property is more commonly known as 2402 Merrion Park Court, Dacula, GA 30019. The sale will be con-ducted subject to (1) confir-mation that the sale is not mation 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 extinuished by forcelours. guished by foreclosure. Northpointe Bank as Attor-ney in Fact for Japheth Claude. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no : 20-02048 950-60636 2/2,9,16,23,

STATE OF GEORGIA COUNTY OF GWINNETT

Because of a default under the terms of the Security Deed executed by Karen A Colten to National City Mortgage Co dba Accubanc Mortgage dated August 17, 2001, and recorded in Deed Book 24302, Page 180, Gwinnett County Records, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to U.S. Bank National Associa U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates Series 2005-RF3, securing a Note in the original principal amount of \$82,838.00, the belder therefore associated in the property of the second principal amount of \$82,838.00, the second principal amount of \$82,838.00, the second principal amount of \$82,838.00 the second principal amoun secured has declared the en tire amount of said indebtedness due and payable and pursuant to the power of sale contained in said Deed, will on the first Tuesday, April 5, 2022, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 28 OF THE tire amount of said indebted-

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. OF LAND LYING AND BEING IN LAND LOT 28 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING DWELLING UNIT 'C', BUILD-ING 2 OF KING'S GATE COLONY CONDOMINIUMS, AS SHOWN ON PLAT OF SURVEY DATED NOVEMBER 10, 1971, MADE BY HANDON AND MEEKS, BEGISTERED LAND SURVEYORS, WHICH PLAT IS RECORDED IN CONDOMINIUM PLAT 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 CONDOMINIUM IN CONDUMINION PLAI BOOK 1, PAGE 5, GWIN-NETT COUNTY RECORDS, TOGETHER WITH ALL RIGHT, TITLE AND INTER-EST CONTAINED IN THE DECLARATION OF TRINITY, INC. FOR KINGS CATE in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding para-INC. FOR KING'S GATE COLONY CONDOMINIUMS, RECORDED IN DEED BOOK vided in the preceding paragraph PAGES 548, PAGES 142-193, AFORESAID RECORDS, SAID DECLARATION AND ANY AMENDMENTS THERE-TO, BY THIS REFERENCE

ORPORATI

CONVEYED INCLUDES, WITHOUT LIMITING THE GENERALITY OF THE FORE-GOING AN UNDIVIDED .94% INTEREST IN THE COMMON FACILITIES AND AREAS OF

SAID CONDOMINIUM THIS

SAID CONDOMINIUM. THIS CONVEYANCE IS SUBJECT TO: (A) THE PROVISIONS OF THE AFORESAID DECLARATION AS THE SAME MAY BE AMENDED FROM TIME

BE AMENDED FROM TIME
TO TIME: AND (B) THE PROVISIONS OF THE GEORGIA
APARTMENT OWNERSHIP
ACT (GEORGIA LAWS 1953

PAGE 561, ET SEQ., CHAP-TER 85-1613 OP THE GEOR-GIA CODE ANNOTATED). Said property is known as 2040 Kings Gate Cir Apt C,

Snellville, GA 30078, to-gether with all fixtures and

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

to any outstanding ad val-orem taxes (including taxes

which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be dis-

closed by an accurate survey

and inspection of the prop-erty, any assessments, liens, encumbrances, zoning ordi-

nances, restrictions, covenants, and matters of

record superior to the Secu-

rity Deed first set out above

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

and all expenses of said sale

prohibited under the U.S

Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with

property is or may be in the

property is of may be in the possession of , successor in interest or tenant(s). U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation

Mortgage Pass-Through Cer-tificates Series 2005-RF3 as

USED FOR THAT PURPOSE.

950-61754 2/16,23,3/2,9,16,23,30,2022

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by Stephen G. Cornett to First Atlantic Mortgage,

L.L.C. of Georgia, dated

June 24, 2005, and recorded in Deed Book 43598, Page 235, Gwinnett County, Geor-gia records, as last trans-ferred to U.S. Bank National

Association as Indenture Trustee for Towd Point

Notice of Sale Under Power

Georgia, Gwinnett County

the secured creditor.

Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtaries. with the debtor is: HEREIN AND MADE A PART HEREOF, THE INTEREST CONVEYED INCLUDES, Select Portfolio Servicing

Inc. Attention: Loss Mitigation Department 3217 S. Decker Lake Drive Salt Lake City, Utah 84119

1-888-818-6032
The foregoing notwith-standing, nothing in OC.G.A.
Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend or modify the terms of the Deed to Secure Debt described herein. This sale is conducted on

tor under the power of sale granted in the aforemen-tioned security instrument, specifically being U.S. Bank National Association as Indenture Trustee for Towd Point Mortgage Trust 2015-4

behalf of the secured credi-

as attorney in fact for Stephen G. Cornett Richard B. Maner, P.C. 180 Interstate N Parkway, Suite 200

Suite 200
Atlanta, GA 30339
404.252.6385
THIS LAW FIRM IS ACTING
AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION
OBTAINED WILL BE USED AT PURPOSE.

950-60315

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

COUNTY OF Gwinnett
Pursuant to a power of sale
contained in a certain securiand an experises of said said beed, 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 republished under the LLS. ty deed executed by Edward Cotton, hereinafter referred to as Grantor, to NetFirst Mortgage, Inc. recorded in Deed Book 24411, beginning at page 102, as modified at Deed Book 42414, Page 6, and as modified at Deed Book 53528, Page 558, and as clarified by Affidavit at Deed Book 53528, Page 566, and as modified at Deed Book 55469, Page 1, of the deed records of the Clerk of the Superior Court of the aforesaid state and county, and by virtue of a default un-der the terms of said securitificates Series 2005-RF3 as Attorney-in-Fact for Karen Acolten File no. 22-078180 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/scd https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT IS LECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. ty deed, and the related note. the undersigned attorney-in-fact for the aforesaid Grantor (which attorney-in-fact is the present holder of said secuthereby) 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, and properly described in said property described in said property described in sacurity deed including but not limited to the following described property: All that tract or parcel of land lying and being in Land Lot 24 of the 7th District, Gwinnett County, Georgia, being Lot 45, Block A, Amhearst, Unit Two, as per plat recorded in Plat Book 82, Page 152, Gwinnett County Records, said plat being incorporated

herein and made a part here-of by reference. Said legal description being control-ling, however, the Property

is more commonly known

as: 1005 Amhearst Oaks

Drive, Lawrenceville, GA

FORECLOSURE

FORECLOSURE

Assignment recorded in Deed Book 56427, Page 394, Gwinnett County, Georgia

within the legal hours of sale

scribed property: All that tract or parcel of

nett

County,

due because of, among other possible events of default,

Debt. The debt remaining in

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

undersigned, the party (or parties) in possession of the

subject property is (are): Stephen G. Cornett or tenant

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, in-cluding, but not limited to,

assessments, liens, encum-

brances, zoning ordinances, easements, restrictions,

or tenants.

30043 Said property will be sold on an "as-is" basis without any representation, lortgage Trust 2015-4 by Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the warranty or recourse against the above-named or the undersigned. The sale will be subject to the following items which may affect the original principal amount of \$104,500.00, with interest at title: any outstanding ad valthe rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia, within the legal bource of selections. orem taxes (including taxes which are a lien but not yet due and payable); any matters which might be disclosed by an accurate survey and inspection of the prop-erty; any assessments, liens, erty; any assessments, liens, encumbrances, zoning ordi-nances, restrictions, and all other matters of record su-perior to the said Security Deed. The sale will be conon the first Tuesday in March, 2022, to wit: March 1, 2022, the following de-All that tract or parcel of land lying and being in Land Lot 247 of the 6th District, Gwinnett County, Georgia, being Lot 14, Block B, Lake Windsor Heights Subdivision, as per plat of record in Plat Book F, Page 140-A, Gwinnett County Records, which plat is incorporated herein and made a part hereof by reference. Being improved property known as ducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. MidFirst Bank through its division Midland Mortgage is the entity with authority to negotiate, amend and modify the terms proved property known as 180 Lake Drive, Doraville, the Note and Security ed. MidFirst Bank, Georgia 30340 according to the present system of num-bering houses in Gwinnett County, Georgia and being Deed. Deed. MidFirst Bank, through its division Midland 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 knowlthe same property conveyed to Stephen G. Cornett from Hermon Anderson by virtue of a Warranty Deed dated March 18, 1992 and recorded March 26, 1992 at Deed Book 7269, Page 121, Gwinof the undersigned's knowl-edge and belief, the party in Georgia possession of the property is believed to be Edward possession of the property is believed to be Edward Cotton, or tenant(s). MidFirst Bank, as Transferee, As-signee, and Secured Creditor As attorney-in-fact for the aforesaid Grantor Campbell & Branpon LLC Attorney at records.

The debt secured by said
Deed to Secure Debt has
been and is hereby declared aforesaid Ğrantor Campbell & Brannon, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connector, Suite 350 Atlanta, GA 30342 (770) 392-0041 19-6076F1 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. failure to pay the indebted-ness 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 attorney's fees (notice of in-**PURPOSE** tent to collect attorney's fees 950-59945 tent to collect attorney's fees having been given). Said property is commonly known as 180 Lake Drive, Doraville, GA 30340, to-gether with all fixtures and 1/26,2/2,9,16,23,2022

STATE OF GEORGIA COLINTY OF GWINNETT NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by Thomas A. Culver and Ellen M. Baird to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for

grantee, as nominee for Quicken Loans, Inc, its successors and assigns dated June 23, 2018, and recorded in Deed Book 55988, Page 2006. 796, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to **Quicken Loans** inc. securing a Note in the original principal amount of \$172,975.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and pursuant of said indebtedness. amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, April 5, 2022, 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: Tax Id Number (s): R5356 032 Land situated in the County of Gwinnett (s): R5356 032 Land situated in the County of Gwinnett in the State of GA ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 356 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING SHOWN AND DESIGNATED AS LOT 34, BLOCK A, INDIAN HILLS SUBDIVISION, UNIT ONE, ACCORDING TO A PLAT OF SUBDIVISION RECORDED IN PLAT BOOK RECORDED IN PLAT BOOK 77, PAGE 149, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED BY REFER-

HEREIN AND MADE A PART HEREOF. Commonly known as: 2075 Indian Hills Court, Bethlehem, GA 30620-4654 Said property is known as 2075 Indian Hills Court, Bethlehem, GA 30620, together with all fix-30620, together with all fixtures and personal property attached to and constituting a part of said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection ringin be discrosed by an ac-curate survey and inspection of the property, any assess-ments, liens, encumbrances, zoning ordinances, restric-tions, 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

ness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of be in the possession of Thomas A. Culver; Ellen M. Thomas A. Culver; Ellen M. Baird, successor in interest or tenant(s). Rocket Mortgage, LLC fl/ka Quicken Loans, LLC fl/ka Quicken Loans, LLC fl/ka Quicken Loans Inc. as Attorney-in-Fact for Thomas A. Culver and Ellen M. Baird File no. 20-076689 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/CH https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT

WILL BE USED FOR THAT PURPOSE. 950-59575 1/26,2/2,9,16,23,3/2,9,16,23, 30, 2022

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

GEORGIA. COUNTY OF Gwinnett
Pursuant to a power of sale
contained in a certain security deed executed by Frank ty deed executed by Frank Bradley 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 Deed Book 53516, page 419, of the deed records of the 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 secu-rity deed and note secured thereby) will sell at the usual place of conducting Sheriff's sales in said county within

FORECLOSURE **FORECLOSURE**

erty will be sold subject to

(a) any outstanding ad val-orem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be dis-

closed by an accurate survey

son, Texas 75001 phone: (972) 341 5398 950-61719 2/16,2022

STATE OF GEORGIA

COUNTY OF GWINNETT NOTICE OF SALE

UNDER POWER

By virtue of the power of sale contained in that certain Mortgage from EARLY EDUCATION, LLC to CBC NATIONAL BANK, A DIVISION

00/100

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 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 in deed from Frank Bradley Daniel a/k/a Frank Daniel, ar Daniel a/k/a 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 controlling, however, the Property is more commonly known is more commonly known as: 1530 Marble Wav. as. 1330 Marble Way, Lawrenceville, GA 30043 Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-The sale will be subject to 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 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 through its division Midland through its division Midland 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 Frank is believed to be Frank Bradley Daniel and The Rep-Bradley Daniel and The Representative of The Estate of Frank Bradley Daniel, or tenant(s). MidFirst Bank, as Transferee, Assignee, and Secured Creditor As attorney-in-fact for the aforesaid Grantor Campbell & Brannon, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connector, Suite 350 Atlanta, GA 30342 350 Atlanta, GA 30342 (770) 392-0041 21-6600F1 (770) 392-0041 21-6600F1 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 950-60483 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 by KIM MCMILLAN DAVIS AND ROYCE A DAVIS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMI-NEE FOR OCEANSIDE MORT-GAGE COMPANY, dated 05/20/2009, and Recorded on 06/12/2009 as Book No.

and an expenses of this sale, including attorney's fees. Said property will be sold "as-is" without any representation, warranty, or recourse against the above 49534 and Page No. 0844, GWINNETT County, Georgia named creditor or the undersigned and subject to any records, as last assigned to **WILMINGTON SAVINGS** WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TOURTEE OF JUNIPER outstanding ad valorem taxes and/or assessments, and tions 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 MORTGAGE LOAN TRUST A (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$219,798.00, with interest, at the rail be seed by the unit party in possession of the property is EARLY EDUCA-TON, LLC, and/or tenant(s). The sale will be conducted there will be sold by the undersigned 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 April 2022 subject to (1) conformation that the sale is not prohibited under the U.S. Bankruptcy Code or other laws and (2) final confirmation and subject to (1) conformation Tuesday in April, 2022, the audit of the status of the Tuesday in April, 2022, the following described property: THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF GEORGIA, COUNTY OF GWINNETT, CITY OF SNELLVILLE, AND IS DESCRIBED AS FOLLOWS: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 22 OF THE 6TH DISTRICT. AND BEING IN LAND LOT 22
OF THE 6TH DISTRICT,
GWINNETT COUNTY, GEORGIA RECORDS, BEING LOT
29, BLOCK A, MOORINGS
ESTATES SUBDIVISION,
UNIT ONE, AS PER PLAT
RECORDED IN PLAT BOOK
41, PAGE 223, IN THE OFFICE OF THE CLERK OF THE
SUPPRIOR COURT OF

SUPERIOR COURT OF GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE A MADE A PART OF THIS DE-SCRIPTION. PARCEL NUM-BER(S): 6022058 The debt secured by said Deed to Se-cure Debt has been and is hereby declared due be-cause of, among other possible 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 de-fault, 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 including attornev's law, including attorney's fees (notice of intent to collect attorney's fees having been given). WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF JUNIPER MORTGAGE LOAN TRUST A holds the duly endorsed Note and is the current assignee of the Security Deed to the property. CAR-RINGTON MORTGAGE SER-RINGTON MORTGAGE SERVICES, LLC, acting on behalf
of and, as necessary, in consultation with WILMINGTON
SAVINGS FUND SOCIETY,
FSB, AS TRUSTEE OF JUNIPER MORTGAGE LOAN
TRUST A (the current investor on the loan), is the
entity with the full authority
to neodicate. amend, and

to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, CARRINGTON 14 162.2, CARRINGTON MORTGAGE SERVICES, LLC may be contacted at: CAR-RINGTON MORTGAGE SER-VICES, LLC, 1600 SOUTH DOUGLASS ROAD, SUITE 200 A, ANAHEIM, CA 92806, 800 561 4567. 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 the undersigned, the party/parties in possession of the subject property known as 4535 SHUMART DR, SNEL-LVILLE, GEORGIA 30039 **FORECLOSURE**

is/are: KIM MCMILLAN DAVIS AND ROYCE A DAVIS or tenant/tenants. Said propgrees 19 minutes 49 seconds West a distance of 183.00 feet to a point marked by an iron pin and the TRUE POINT OF BEGIN NING, being improved prop-erty and having located thereon a brick building known as 2175 North Norcross-Tucker road and a and inspection of the prop-erty, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not one-story metal building.
Subject to that certain perpetual Non-Exclusive Easement over the following portion of the above described above, including, but not limited to, assessments, 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 LLS Parkinst. property for means of ingress and egress in and to property adjacent to the West of the above described property from North Norcross-Tucker Road, together with the right to grade page. with the right to grade, pave and maintain said easement that the sale is not prohibited under the U.S. Bankrupty 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 area and also the right to lay within said easement area a sanitary sewer line from North Norcross-Tucker Road North Norcross- lucker Hoad to property adjacent to the west line of said easement area and the right to maintain said sanitary sewer line. All that tract or parcel of land lying and being in land lot 223 of 6th District of County County County (County). Gwinnett County, Georgia, and being more particularly described as follows: To arrive at the true point of beginning for the easement reserved herein begin

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. WILMloan as provided in the pro-ceding paragraph. WILM-INGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF JUNIPER MORTGAGE LOAN TRUST A as Attorney in Fact for KIM MCMILLAN DAVIS AND ROYCE A DAVIS. THIS LAW FIRM IS ACTING AS A DERT COLat 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 DAVIS. INITS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT the northeasterly right-of-way line of Jimmy Carter Boulevard from its intersection with the westerly right-of-way line of North TURPOSE. To obtain options and alternatives to foreclosure Carrington of-way line of Northcross-Tucker Northcross-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 beginning for the Easement reserved herein; running then North 21 degrees 19 minutes 30 seconds West, a distance of 40.08 feet to a point; runtions and alternatives to foreclosure please contact Carrington Mortgage Ser-vices, LLC directly, toll free by the following telephone number: (800 561 4567). 0000000368481 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addi-son, Texas 75001 Teleseconds West, a distance of 40.08 feet to a point; running thence North 72 degrees 19 minutes 49 seconds East, a distance of 191.26 feet to a point located on the Southwesterly Right-of-way line of North Norcross-Tucker Road (A 60-to-tright-flyway width): 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. running thence South 09 degrees 32 minutes 46 seconds east along the South-Westerly Right-of-way line of North Norcross-Tucker road, dictores of 10.00 feet the seconds.

a distance of 40.40 feet to a point marked by an iron pin; running 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 beginning. The afore-described tract or parcel 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. Stawart Title Guar. tle, Inc., Stewart Title Guar-anty Company and Davis, Pickren, Seydel & Sneed by

TIONAL BANK, A DIVISION OF FIRST FEDRAL BANK dated June 27, 2013, filled for record July 26, 2013, and recorded in Deed Book 52355, at Page 0182, Gwinnett County, Georgia Records., and last assigned to, FIRST FEDERAL BANK the original principal sum of the original principal sum of TWO MILLION FOUR HUN-DRED TEN THOUSAND AND DOLLARS (\$2,410,000.00), with interest from date at the rate stated in said Note on the un-Solar Land Surveying Company, John W. Stanzilis, Jr. Georgia Registered Land Surveyor No. 2109, dated March 11, 2013. paid balance until paid, there will be sold before the Courtwill be sold before the court-house door at Gwinnett County, Georgia, within the legal hours of sale on March 1, 2022, the property de-scribed on Exhibit "A" at-2/2,9,16,23,2022 NOTICE OF SALE UNDER POWER GEORGIA, GWINscribed on Exhibit "A" at-tached hereto and incorpo-rated herein by this refer-ence. The debt has been and is hereby declared due be-cause of, among other pos-sible events of default, non-payment of the monthly in POWER **NETT COUNTY** NETT COUNTY
By virtue of a Power of
Sale contained in that certain
Security Deed from CYNTHIA M ELDER, LENDEZ ELDER
TO MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS INC AS NOMINEE 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,

SYSTEMS INC AS NUMINEE FOR RENASANT BANK, dat-ed December 23, 2015, recorded January 6, 2016, in Deed Book 54032, Page 649 Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Two Thousand Nine Hundred Seventy-Four 00/100 dollars 02,97 thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to Mid America Mortgage. 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

Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 223 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 COUNaudit of the status of the loan with the holder of the Security Deed and/or its ser-vicer FIRST FEDERAL BANK, BY NAME CHANGE THROUGH CHANGE THROUGH FROM FIRST EEPER JANK OF ELOSION AMENDENT FROM FIRST FEDERL BANK OF FLORIDA, SUCCESSOR BY MERGER TO GBC NATIONAL BANK AS Attorney- in-Fact for EARLY EDUCATION, LLC and by their Attorney-in-Fact FIRST FEDERAL BANK Attorney Contact: Brent Wardrop, Esq. Quintairos, Prieto, Wood & Boyer, PA. 365 Northridge Rd Suite 230 Atlanta, GA 30350 Email: Brent. Wardrop@gowblaw.com PLAT BOOK 133, PAGES
258-260, GWINNETT COUNTY RECORDS, SAID PLAT
BEING INCORPORATED
HEREIN BY REFERENCE
THERETO. Said legal description being controlling, however the property is more commonly known as t.Wardrop@qpwblaw.com

EXHIBIT "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:

marked by an iron nin running thence South 72 de-

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 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 TO ARRIVE AT THE TRUE POINT OF BEGINNNING FOR PROPERTY TO BE CON-VENED BY THIS DEED begin at 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 northwesterly as measured along warranty or recourse against westerly as measured along the northeasterly right of way line of Jimmy Carter Boulevard from its intersection with the westerly right-of-way width of North Norcross Tucker Road; running thence North 72 degrees 19 minutes 49 seconds East a 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 minutes 49 seconds East a distance of 230.54 feet to a point marked by an iron pin not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by and the true point of beginning for property to be conveyed by this Deed; running thence North 21 degrees 19 minutes 30 seconds West, a distance of 182.00 feet to a point market by a right property. an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to point marked by an iron pin; running thence South 72 de-grees 49 minutes 13 secmatters 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 CYNTHIA M ELDER, LENDEZ onds 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 CYNIHA M ELDER, LENDEZ ELDER, or tenants(s). The sale will be conducted sub-ject (1) to confirmation that the sale is not prohibited un-der the U.S. Bankruptcy Code and (2) to final confir-pation and undit of the str distance of 92.56 feet to a point marked by an iron pin; running thence North 72 degrees 49 minutes 13 seconds 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 mation and audit of the status of the loan with the hold-er of the Security Deed. The entity having full authority to Norcross-Irucker ruad (A)
60-Foot Right-of-Way
width); running thence
South 09 degrees 32 minutes 46 seconds East along
the Southwesterly Right of
way line of North NorcrossTucker Road, a distance of
274,71 feet to a point
marked by an iron pin runnegotiate, amend or modify all terms of the loan (al though not required by law 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. phone Number: 214-261-3323. Nothing in O.C.G.A. Section 44-14-162.2 shall be

FORECLOSURE

construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. MID AMERICA MORTGAGE. INC. as Attorney in Fact for CYNTHIA M ELDER, LENDEZ ELDER THE BELOW LAW FIRM MAY BE HELD TO BE FIRM MAY BE HELD TO BE
ACTING AS A DEBT COLLECTOR, UNDER FEDERAL
LAW. IF SO, ANY INFORMATION OBITAINED 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.
MID-18-03254-20 Ad Run
Dates 02/02/2022, Dates 02/02/2022 02/09/2022 02/16/2022, 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 HEATHER FERGUSON to CHOICE CAPI-TAL 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 (\$94,900.00), with interest (S94,900.00), will illitered thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to U.S. Bank Trust National Association, not in its individual cannot be the said transfer that said transfer the said transfer the said transfer that said transfer the said transfer that Road: vidual capacity but solely as Owner Trustee for VRMTG Asset Trust, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours nouse, within the legal nours 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 176 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEOR-GIA, BEING LOT 13, BLOCK B, PHASE II OF ARCH WAY B, PHASE II OF ARCH WAS FOREST, AS PER PLAT RECORDED IN PLAT BOOK 48, PAGE 287; AS RERE-CORDED IN PLAT BOOK 56, PAGE 275, GWINNETT COUNTY, GEORGIA a distance of 40.40 feet to a COUNTY, GEORGIA
RECORDS. Said legal description being controlling,
however the property is
more commonly known as
11 HERITAGE VALLEY
ROAD, NORCROSS, GA
30093. The indebtedness secured by said Security Deed
has been and is hereby declared due because of default under the terms of said

fault under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notition 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 corporatorion. 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 valtitle: any obustanting ad var-orem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments: liens: encumbrances: restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is HEATHER FERGUSON, ES-TATE AND/OR HEIRS-AT-LAW OF HEATHER R. FER-GUSON, or tenants(s). The sale will be conducted subsale 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 (al-though not required by law to do so) is: Selene Finance Loss Mitigation Dept 9990 Loss Mitigation Dept., 9990 Richmond Ave, Suite 400, Houston, TX 77042, Tele-phone Number: 1-877-768-3759. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a seconstrued to require a se-cured creditor to negotiate, amend, or modify the terms of the mortgage instrument. U.S. BANK TRUST NATION-AL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY AL ASSUCIATION, NUT INTS INDIVIDUAL CAPACITY
BUT SOLELY AS OWNER
TRUSTEE FOR VRMTG ASSET TRUST AS Attorney in
Fact for HEATHER FERGUSON THE BELOW LAW FIRM
MAY BE HELD TO BE ACTING AS A DEBT COLLECT
TOR, 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.
SEF-20-01538-4 Ad Run
Dates
02/02/2022, 3922 PLYMOUTH ROCK DR, LOGANVILLE, GA 30052. The indebtedness secured

Dates 02/09/2022, 02/23/2022 950-59574 2/2,9,16,23,2022 NOTICE OF SALE UNDER POWER CONTAINED IN SE-**CURITY DEED STATE OF** GEORGIA. 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 referred to as Grantor, to Mortgage Electronic Registration Systems, Inc. as nominee for Amerisawa Corporation recorded in Deed Book 53833, beginning at page 0766, of the deed records of the Clerk of the Superior Court of the aforesaid state 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 attornev-in-fact the attorney-in-fact is the present holder of said secu-rity 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 act lighted to the following not limited to the following not imited to the following described property: All that tract or parcel of land lying and being in Land Lot 168 & 169 of the 7th District, Gwinnett County, Georgia, being Lot 57, Block "A", Unit Two of Northbrooke Square Subdivision ac part dat theref

division, as per plat thereof

02/02/2022

02/16/2022,

FORECLOSURE

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 Northcliff 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 title: any outstanding ad valorem taxes (including taxes which are a lien but not yet due and payable); any mat-ters which might be dis-closed by an accurate survey and inspection of the prop-erty; any assessments, liens, encumbrances, zoning ordi-nances, restrictions, and all other matters of record su-perior to the said Security Deed. The sale will be con-ducted subject (1) to confirducted 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, 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. of the Note and Security Deed. MidFirst Bank, Deed. MidFirst Bank, through its division Midland 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 1-800-552-300. To the best of the undersigned's knowledge and belief, the party in possession of the property possession of the property is believed to be William M. Golson, II and Tracie N. Golson and Tracie N. Golson and Tracie N. Golson, as Ad-ministrator of the Estate of William M. Golson, II or William M. Golson, II, or tenant(s), MidFirst Bank, as Transferee, Assignee, and Secured Creditor As attor-ney-in-fact for the aforesaid Grantor Campbell & Bran-non, LLC Attorneys at Law non, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connector, Suite 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, GWIN-NETT COUNTY By virtue of a Power of Sale contained in that certain Se-curity Deed from MARY 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 Three Hundred Sixty-Nine Thousand Four Hundred Three Hundred Sixty-Nine Thousand Four Hundred Twenty-Six and 00/100 dollars (\$359,426.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Community Loan Servicing, 11C. a Pelaware Limited Li-

LLC, a Delaware Limited L 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 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 AND BEING IN LAND LOT 323 OF THE 5TH LAND DIS-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. ACCORDING TO A PLAT OF SURVEY BY WIT DUINHANDO. ACCORDING TO A PLAT OF SURVEY BY WIT DUNAHOO & ASSOCIATES. SURVEY-ORS. 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 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 RECORDED IN DEED BOOK 12957. P
0256. GWINNETT COUNTY.
GEORGIA, BECORDS Said GEORGIA RECORDS. Said legal description being con-trolling, however the property is more commonly known as 3339 BOLD SPRINGS RD, DACULA, GA 30019. The in-debtedness 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 expens-es of the sale, including at-

tes 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 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 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 taying authority, mosters any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encurrent brances: restrictions prances; 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 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 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. 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: Community Loan Servicing 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 con**FORECLOSURE**

creditor to negotiate, amend, or modify the terms of the mortgage instrument. COM-MUNITY LOAN SERVICING. LLC, A DELAWARE LIMITED LIABILITY COMPANY, FKA BAYVIEW LOAN SERVICING, LLC as Attorney in Fact for MARY LOIS HANEY THE BE-WARY LOIS HANCEY THE DE-LOW 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 100, Peacritiee CS 30071 Telephone Number: (877) 813-0992 Case No. 02/09/2022, 02/23/2022 950-60628 02/16/2022, 2/2,9,16,23,

2022 NOTICE OF SALE UNDER POWER UNDER PUWEN
GEORGIA,
GWINNETT COUNTY
By virtue of a Power of Sale
contained in that certain Security Deed from FERNANDO
JIMENEZ to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS, INC., AS ELECTRONIC REGISTRATION SYSTEMS, INC., AS
GRANTEE, AS NOMINEE FOR
COUNTRYWIDE HOME
LOANS, INC., dated May 15,
2001, recorded June 15,
2001, in Deed Book 23535,
Page 12, Gwinnett County,
Georgia Records, said Security Deed having been given
to secure a Note of even to secure a Note of 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 interest thereon as provided for therein, 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 čash 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 BEING IN LAND LOT 247 OF THE 6TH DISTRICT OF for cash at the Gwinnet THE 6TH DISTRICT OF GWINNETT COUNTY GEOR-GWINNETT COUNTY, GEOR-GIA, BEING LOT 20, BLOCK C, LAKE WINDSOR HEIGHTS SUBDIVISION, AS SHOWN ON PLAT OF SUB-JECT PROPERTY RECORD-JECT PROPERTY RECORD-ED AT PLAT BOOK F, PAGE 140A, GWINNETT COUNTY, GEORGIA REAL ESTATE RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY

INCORPORATED HEREIN BY
REFERENCE AND MADE A
PART OF THIS DESCRIPTION. BEING IMPROVED
PROPERTY KNOWN AS 122
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-ILLE, GA 30340. The indebt-edness secured by said Se-curity Deed has been and is hereby declared due be-cause of default under the terms of said Security Deed.
The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including at torneys' fees (notice to col-lect same having beer given) and all other pay-ments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis sold on an "as-is" basis without any representation the above-named or the undersigned. The sale will also he subject to the following items which may affect the title: any outstanding ad val-orem taxes (including taxes which are a lien, whether or 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; encumbrances: prances; 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 FERNANDO JIMENEZ, 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 loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Carrington Mortgage Services, LLC, Loss Mitigation Dept., 1600 South Douglass Road, Suite 200A, Anaheim, CA 92806, Telephone Number: 800-561-4567. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to Deed. The entity having ful require a secured creditor to 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 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. (877) 813-0992 Case No. CMS-16-01311-19 Ad Run Dates 02/02/2022, 02/09/2022, 02/16/2022, 02/23/2022 950-60634

2/2,9,16,23,2022 NOTICE OF

GEDRGIA
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 af-Gwinnett County, Georgia Records, conveying the after-described property to se-cure a Note in the original cure 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 ocuthous does of fore 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 All that tract or parcel of land lying and being in Land Lot 116, of the 6th District, of Gwinnett County, Georgia, being Lot 1, Old Stonegate Partners LLC, as per plat recorded in Plat Book 120, Pages 88-89, Gwinnett

FORECLOSURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA