## FORECLOSURE

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 redemp-tion or other lien not extinguished by foreclosure. Northpointe Bank as Attorney in Fact for Japheth Claude. Brock & Scott, PLLC Hadde 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 NOTICE OF SALE UNDER POWER Because of a default under the terms of the Security Deed executed by Karen A Colten to National City Mortgage Co dba Accuband Mortgage dated August 17, 2001, and recorded in Deed Book 24302, Page 180, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to U.S. Bank National Associations on Trustee for Start tion, as Trustee for Struc-tured Asset Securities Corporation Mortgage Pass-Through Certificates Series 2005-RF3, securing a Note in the original principal amount of \$82,838.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the en-tire amount of said indebted-ness 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 THAT I HAUL UN FALLE.
OF LAND LOT 28 OF THE
5TH DISTRICT, GWINNETT
COUNTY, GEORGIA, BEING
DWELLING UNIT TC, BUILDMED 2 OF KING'S GATE
COLONY CONDOMINIUMS,
AS SHOWN ON PLAT OF
SURVEY DATED NOVEMBER
10. 1971, MADE BY HAN-10, 1971, MADE BY HAN-NON AND MEEKS, REGIS-TERED LAND SURVEYORS, WHICH PLAT IS RECORDED IN CONDOMINIUM PLAT BOOK 1, PAGE 5, GWIN-NETT COUNTY PEOOPDS BOOK 1, PAGE 5, GWIN-NETT COUNTY RECORDS, TOGETHER WITH ALI RIGHT, TITLE AND INTER EST CONTAINED IN THI DECLARATION OF TRINITY INC. FOR KING'S GATI COLONY CONDOMINIUMS RECORDED IN DEED BOOK AFORESAID RECORDS, SAID DECLARATION AND ANY AMENDMENTS THERE-BY THIS REFERENCE INCORPORATED BEING INCORPURATED
HEREIN AND MADE A PART
HEREOF, THE INTEREST
CONVEYED INCLUDES,
WITHOUT LIMITING THE
GENERALITY OF THE FOREGOING AN UNDIVIDED .94% INTEREST IN THE COMMON FACILITIES AND AREAS OF SAID CONDOMINIUM. THIS CONVEYANCE IS SUBJECT TO: (A) THE PROVISIONS OF THE AFORESAID DECLARATION AS THE SAME MAY BE AMENDED FROM TIME TO TIME; AND (B) THE PROVISIONS OF THE GEORGIA APARTMENT OWNERSHIP ACT (GEORGIA LAWS 1953, PAGE 561, ET SEQ., CHAPTER 85-1613 OP THE GEORGIA CODE ANNOTATED). Said property is known as INTEREST IN THE COMMON Said property is known as 2040 Kings Gate Cir Apt C, Snellville, GA 30078, together with all fixtures and personal property attached to and constituting a part of call property if any Said said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or set new due and payable). 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-

encumbrances, zoning ordinances, restrictions, covenants and matters of The proceeds of said sale will be applied to the payment of said indebtedne 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. prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. property is or may be in the possession of , 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 Attorney-in-Fact for Karen A Colten File no. 22-078180 LOGS LEGAL GROUP LLP\* LOGS LEGAL GROUP LLP\*
Attorneys and Counselors at
Law 211 Perimeter Center
Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 2202535/scd https://www.logs.com/ \*THE LAW FIRM IS
ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.
950-61754 950-61754 2/16,23,3/2,9,16,23,30,2022 Notice of Sale Under Power

erty, any assessments, lien:

Georgia,
Gwinnett County
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, Georgia records, as last transferred to U.S. Bank National Association as Indenture
Trustee for Towd Point
Mortgage Trust 2015-4 by Assignment recorded in Deed Book 56427, Page 394, described property to secure a Note of even date in the original principal amount of \$104,500.00, with interest at the rate specified therein, there will be sold by the un-dersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in March, 2022, to wit: March 1, 2022, the following de-

scribed property: All that tract or parcel of 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 180 Lake Drive, Doraville, Georgia 30340 according to the present system of num bering houses in Gwinnett County, Georgia and being the same property conveyed

FORECLOSURE

to Stephen G. Cornett from Hermon Anderson by virtue of a Warranty Deed dated March 18, 1992 and record-ed March 26, 1992 at Deed Book 7269, Page 121, Gwin-nett County, Georgia records. records. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among oth-er possible events of default,

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

Said property will be sold subject to (a) any outstand-ing ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by any matters 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, encumbrances, zoning ordinances, easements, restrictions,

covenants, etc.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; (2) 0.C.G.A. Section 9-13-172.1; and (3) final confirmation and audit of the 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 others er foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding para

Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to ne gotiate, amend and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing,

Attention: Loss Mitigation Department 3217 S. Decker Lake Drive Salt Lake City, Utah 84119 1-888-818-6032

foregoing 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 behalf of the secured credi-tor under the power of sale granted in the aforementioned security instrument. specifically being U.S. Bank National Association as Indenture Trustee for Towd Point Mortgage Trust 2015-4 as attorney in fact for Stephen G. Cornett

Richard B. Maner, P.C. 180 Interstate N Parkway, 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
FOR THAT PURPOSE.

FC21-110 950-60315

2/2,9,16,23,2022

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

COUNTY OF Gwinnett
Pursuant to a power of sale
contained in a certain security 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 3528, 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 the Superior Court of the aforesaid state and county and by virtue of a default un-der the terms of said securi-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 secu-rity deed and note secured thereby) will sell at the usual place of conducting Sheriff's seles in said county within 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 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 hereof by reference. Said legal description being control-ling, however, the Property is more commonly known as: 1005 Amhearst Oaks Drive, Lawrenceville, GA 30043 Said property will be sold on an "as-is" basis without any representation warranty or recourse agains 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 matters which might be disclosed by a popurate way. closed by an accurate survey and inspection of the encumbrances, zoning ordinances, restrictions, and all other matters of record suother matters of record su-perior 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's address is 999 N.W. Grand Blvd., Oklahoma City, OK 73118. MidFirst

FORECLOSURE

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 Edward is believed to be Edward Cotton, or tenant(s). MidFirst Bank, as Transféree. signee, 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 SUITE 350 ATIANTA, 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 ORTAINED INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-59945

1/26,2/2,9,16,23,2022 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER
Because of a default under the terms of the Security Deed executed by Thomas A. Culver and Ellen M. Baird to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Quicken Loans, Inc, its succucker Loans, Inc. its Successors and assigns dated June 23, 2018, and recorded in Deed Book 55988, Page 796, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Quicken Lang Inc. veved to Quicken Loans Inc. veyed 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, pur-suant 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 highest bidder for cash, the property described in said beed, to-wit: Tax Id Number (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 77, PAGE 149, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS NICORPORATED BY REFERENCE HEREIN AND MADE A

INCORPORATED BY REFER-FENCE HEREIN AND MADE A PART HEREOF. Commonly known as: 2075 Indian Hills Court, Bethlehem, GA 30620-4664 Said property is known as 2075 Indian Hills Court, Bethlehem, GA 30620, together with all fix-tures and personal property

tures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, whether or not now due and payable), the right of re-demption of any taxing au-thority, any matters which might be disclosed by an accurate survey and inspection of the property, any assess-ments, liens, encumbrances. ments, liens, éncumbrances, zoning ordinances, restricions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale 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 fine portionary 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 Thomas A. Culver; Ellen M.

Baird, successor in interest or tenant(s). Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. as Attorney-in-Fact for Thomas A. Culver and Ellen M. Baird File no. 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(THUSS://www.logs.com/ \*THE LAW FIRM IS ACTING AS A DEPT COULECTOR AND IN DEBT COLLECTOR. ANY IN-FORMATION OBTAINED 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 securi-ty deed executed by Frank Bradley Daniel, hereinafter referred to as Grantor, to Mortgage Electronic Regis-tration Systems, Inc. as ge Electronic nos Systems, Inc. as for Mortgage tration Systems, nominee for Mortgage Lenders of America, LLC 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 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 said security deed, and the related note, the under-signed attorney-in-fact for the aforesaid Grantor (which attorney-in-fact is the present holder of said security deed and note secured thereby) will sell at the usual place of conducting Sheriff's sales in said county within the legal hours of sale, to the he 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 bying 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 subdivision 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 premises as conveyed in deed from Frank Bradley 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 legsription being controldescription being control-ling, however, the Property is more commonly known as: 1530 Marble Way, Lawrenceville, GA 30043 Said property will be sold on an "as-is" basis without an

representation, warranty or recourse against the above-

FORECLOSURE FORECLOSURE

one-story metal building.

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 matters which might be disclosed by an accurate survey and inspection of the property; any assess-ments, 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 with the sale is to final confirmation and with the sale is to final confirmation and with the sale is audit of the status of the loan with the holder of the Security Deed MidFirst Bank, through its division Midland Mortgage is the en-tity with authority to negotiate, amend and modify the terms of the Note and Secuterms of the Note and Secu-rity 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 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 proposed of the proportion. 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 Transferse. Assignee, and ant(s). Widerist 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 21-6600F1 THIS LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE, 950-60483

2/2.9.16.23.2022 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

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

FOR THAT PURPOSE.
By virtue of the power of
sale contained in that certain
Mortgage from EARLY EDUCATION, LLC to CBC NATIONAL BANK, A DIVISION
OF FIRST FEDRAL BANK date
d June 27, 2013, filed for
record July 26, 2013, and
recorded in Deed Book
52355, at Page 0182, Gwinnett County, Georgia County, Georgia s.. and last assigned 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 inter-est from date at the rate stat-ed in said Note on the un-paid balance until paid, there will be sold before the Courtdoor 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 because of, among other possible events of default, non-parameter of the mosthly in payment of the monthly installments 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 the same and several t 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 signed, and subject to any outstanding ad valorem taxes and/or assessments, and all easements and restrictions of record if any have 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 property is EARLY EDUCATON, LLC, and/or tenant(s). The sale will be conducted subject to (1) conformation. subject to (1) conformation that the sale is not prohibited under the U.S. Bankruptcy Code or other laws and (2) final confirmation and widit of the city of the 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 servicer FIRST FEDERAL BANK, BY NAME CHANGE THROUGH CHARTER AMENDENT FROM FIRST FEDERL BANK OF FLORIDA, SUCCESSOR BY MERGER TO CBC NATIONAL BANK AS Attorney: in-Fact for FARI Y TO CBC 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, P.A. 365 Northridge Rd Suite 230 Atlanta, GA 30350 Email: Brent Wardrop@powblaw.com t.Wardrop@gpwblaw.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 as follows:

more particularly described TO ARRIVE AT THE TRUE TO ARRIVE AT THE TRUE POINT OF BEGINNNING FOR PROPERTY TO BE CONVENED BY THIS DEED begin at a point located on the northeasterly right-of-way line of Jimmy Carter Boulevard (a 100-foot right-of-way width) 402.62 feet north-westerly as measured along the northeasterly right of westerly as measured anoly 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 Fast a 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 true 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 sec-pands West a distance of 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 scient marked by an iron pin; 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 South 09 degrees 32 minutes 46 seconds East along the Southwesterly Right of way line of North Norcross-Tucker Road, a distance of 274.71 feet to a point marked by an iron pin; run-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 marked by an iron pin; running thence South 72 de-grees 19 minutes 49 secFORECLOSURE

cured creditor to negotiate, amend, or modify the terms of the mortgage instrument. MID AMERICA MORTGAGE, 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 Nor-INC. as Attorney in Fact for CYNTHIA M ELDER, LENDEZ ELDER THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COL-LECTOR, UNDER FEDERAL cross-Tucker road and a Subject to that certain perpetual Non-Exclusive Easement over the following portion of the above described property for means of ingress and egress in and to LECTOR, UNDER FEDERAL LAW. IF SO, ANY INFOR-MATION OBTAINED WILL BE USED FOR THAT PUR-POSE. Attorney Contact: Ru-bin Lublin, LLC, 3145 Avalon DIR LUBIIII, LEU, 31-13 AVAIGNI 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, 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 Dates 02/09/2022, 02/16/2022 2/2,9,16,23,2022 NOTICE OF SALE UNDER POWER
GEORGIA,
GWINNETT COUNTY

area and also the right to lay within said easement area a sanitary sewer line from North Norcross-Tucker Road NOTIN NOTCOSS-TUCKET 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 Secreta

Winnett County, Georgia By virtue of a Power of Sale contained in that certain Secontained in that certain Security Deed from HEATHER 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 (\$94,900.00), with interest for in District of Swinnert 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 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 north-westerly as measured along the north-westerly right-of-way width. (\$94,900.00), with interest thereon as provided for therein, said Security Deed the northeasterly right-of-way line of Jimmy Carter Boulevard from its intersec-tion with the westerly right-of-way line of North having been last sold, as-signed and transferred to signed and transferred to U.S. Bank Trust National Association, not in its individual 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 Courtpurse within the legal hours. 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. Road: the Easement reserved the 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 seconds Feet and the North 72 degrees 19 minutes 49 seconds Feet and the North 19 seconds Feet and the North 19 seconds Feet and 19 house, 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 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-feet right-of-way width) AND BEING IN LAND LOT 176 OF THE 6TH DISTRICT. 176 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEOR-GIA, BEING LOT 13, BLOCK B, PHASE II OF ARCH WAY FOREST, AS PER PLAT RECORDED IN PLAT BOOK cross-tucker Road (A bot) rouning 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 point marked by an iron pin 48, PAGE 287; AS RERE-CORDED IN PLAT BOOK 56, PAGE 275, GWINNETT COUNTY, GEORGIA RECORDS. Said legal description being controlling, however the property is more commonly known as 811 HERITAGE VALLEY ROAD, NORCROSS, GA 30093. The indebtedness sequed by each Society Doed

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 easement are as shown on cured by said Security Deed has been and is hereby de-clared due because of de-fault under the terms of said 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., Stewart Title Guaranty Company and Davis, Pickren, Seydel & Sneed by Solar Land Surveying Componer of the Stewart Security Deed. The indebtsecurity 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-Solar Land Surveying Com-pany, John W. Stanzilis, Jr. Georgia Registered Land Surveyor No. 2109, dated March 11, 2013. tice to collect same having been given) and all other payments provided for un-der the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, varreatly or requires against 2/2.9.16.23.2022

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 val-

an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; assessments and enverther.

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 pos-

Session of the property is
HEATHER FERGUSON, ESTATE AND/OR HEIRS-ATLAW OF HEATHER R. FERGUSON, or tenants(s). The
sale will be conducted sub-

Richmond Ave, Suite 400, Houston, TX 77042, Telephone Number: 1-877-768-3759. Nothing in O.C.G.A. Section 44-14-162.2 shall be

construed to require a se-

POSE. Attorney Contact: Ru-bin Lublin, LLC, 3145 Avalon

division, as per plat thereof recorded in Plat Book 74,

GEORGIA.

NOTICE OF SALE UNDER POWER GEORGIA, GWIN-NETT COUNTY By virtue of a Power of

Sale contained in that certain Security Deed from CYN-THIA M ELDER, LENDEZ EL-DER to MORTGAGE ELEC-TRONIC REGISTRATION TRONIC REGISTRATION SYSTEMS INC AS NOMINEE SYSTEMS INC AS NOMINEE 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 Nine Hundred Seventy-Four and 00/100 (\$202,974.00), with interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to Mid America Mortage Mid America Mortgage, Inc., there will be sold at public outcry to the highest bidder for cash at the Gwin-County Courthouse within the legal hours of sale 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 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 COUNTY BECORDS. SAID PLAT

258-250, GWINNETT COUNTY RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THERETO. Said legal description being controlling, however the property is more commonly known as 2022 PL/WOLLTH DOCK DR 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 re-maining in default, this sale will be made for the purpose

of paying the same, all ex-penses of the sale, including attorneys' fees (notice to 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 un-dersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad val orem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an 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 CYNTHIA M ELDER, LENDEZ ELDER, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited un-der the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the hold-er of the Security Deed. The entity having full authority having full authority negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Mid America

construed to require a se

**FORECLOSURE** 

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, CA 30072 Said property will ROTHIGHT DIVE, SUMMER, SUMMER, 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 without the back that the following subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien but not yet 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 encumbrances, zoning ordinances, restrictions, 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 robibited under the ILS. 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 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, Il and Tracie N. Golson and Bryleinh A. Golson Goison, II and Tracte N. Golson and Bryleigh A. Golson and Tracie N. Golson, as Administrator of the Estate of William M. Golson, II, or tenant(s). MidFirst Bank, as 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 Glenridge Highlands II 1566 Glenridge Connector, Suite 350, Atlanta, GA 30342 (2770) 2010 0414 4 552 350 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 OBTÁINED

950-60646 2/2,9,16,23,2022 NOTICE OF SALE UNDER POWER GEORGIA, GWIN-NETT COUNTY

WILL BE USED FOR THAT PURPOSE.

NETT 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, assigned and transferred to Community Loan Servicing, LLC, a Delaware Limited Liability Company, FKA title: any outstanding ad val-orem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by ability 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 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 LAWD 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 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 CONVEYED TO MICHAEL ACTON UNDER WARRANTY DEED DATED MARCH 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: Selene Finance, Loss Mitigation Dept., 9990 Richmond Ave, Suite 400, 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 RECORDS. Said construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS 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 COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rulegal description being con-trolling, however the proper-ty is more commonly known as 3339 BOLD SPRINGS RD, DACULA, GA 30019. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining

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 Bill Lubilli, ELC, 3145 Avaloli 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, Dates 02/09/2022. 02/16/2022 02/23/2022 950-59574 2/2,9,16,23,2022 warranty or recourse against the above-named or the un-dersigned. The sale will also be subject to the following NOTICE OF SALE UNDER POWER CONTAINED IN SE-CURITY DEED STATE OF items which may affect the title: any outstanding ad val-COUNTY OF Gwinnett Pursuant to a power of sale contained in a certain security deed executed by William

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 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 M. Golson, II, hereinafter referred to as Grantor, to 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 Superior
Court of the aforesaid state
and country and by virtue of session of the property is MARY LOIS HANEY, ESTATE AND/OR HEIRS-AT-LAW OF and county, and by virtue of a default under the terms of said security deed, and the related note, the under-signed attorney-in-fact for the aforesaid Grantor (which MARY LOIS HANEY, or ten-ants(s). The sale will be con-ducted subject (1) to confir-mation that the sale is not attorney-in-fact is the present holder of said secuprohibited 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 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 not limited to the following authority to negotiate, amend or modify all terms amend or modify all terms of the loan (although not required by law to do so) is: 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 0.C.G.A. Section 44-14-162.2 shall be construed to require a secured 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, as per latt thereof

strued to require a secured

FORECLOSURE

creditor to negotiate, amend, or modify the terms of the mortnage instrument. COMmortgage 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-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 30071 Telephone Number: (877) 813-0992 Case No. BVF-20-00453-4 Ad Rubin Potes Dates 02/09/2022, 02/23/2022 02/16/2022, 950-60628 2/2,9,16,23, 2022 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY 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
GRANTEE, AS NOMINEE FOR
COUNTRYWIDE HOME
LOANS, INC., dated May 15,
2001, recorded June 15,
2001, in Deed Book 23535,
Page 12 . Gwinnett County. Page 12, Gwinnett County, Georgia Records, said Secu-rity 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 dol-lars (\$93,492.00), with interlars (\$93,492.00), with inter-est 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 cash at the Gwinnett County Courthouse, within 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 fol-ING BUT NOT INTINIEU IO INE IO-IOWING described property: ALL THAT TRACT OR PAR-CEL 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

GWINNET LOUNTY, GEURGIA, BEING LOT 20, 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,
ACCORDING TO THE
PRESENT SYSTEM OF
NUMBERING HOUSES IN
GWINNETT COUNTY, GEOR
GIA. Said legal description GIA. Said legal description being controlling, however the property is more com-monly known as 122 NORTH MODILAND 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 ates of the sale, including at-torneys' fees (notice to col-lect same having been 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 without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad val-orem taxes (including taxes which are a lien, whether or not now due and payable); 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 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 FERNANDO JIMENEZ, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. 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 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 Dept., 1600 South Douglass Road, Suite 200A, Anaheim, CA 92806, Telephone Num-ber: 800-561-4567, 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. BANK OF AMERICA, N.A. as Attorney in Fact for FERNANDO JIMENEZ 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: Rurequire a secured creditor to BE USED FOR IHAI PURPOSE. Attorney Contact Rubin 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 02/02/2022.

Dates 02/09/2022, 02/23/2022 02/02/2022, 02/16/2022, 950-60634 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 Michael Jones to First Technology Federal Credit Union, dated November 27, 2017, and recorded in Deed 2017, and recorded in Deed Book 55557, Page 462, Gwinnett County, Georgia Records, conveying the after-described 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 between the acut house does of fore the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on March 1, 2022, the folon March 1, 2022, the fol-lowing described property: 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 County, Georgia, Beoords

Pages 88-89, Gwinnett County, Georgia Records.

FORECLOSURE

herein and made a part here

of 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, fail-

ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale 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 the authority to negotiate, amend or modify all terms of the loan (although not required by law to so) not required by law to do so) is: First Tech Federal Credit Union they can be contacted at (855) 885-8805 for Loss at (855) 885-8805 for Loss Mitigation Dept, or by writ-ing to PO Box 2100, Beaver-ton, Oregon 97075, to dis-cuss possible alternatives to avoid foreclosure. Said property will be sold subject 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 ordinates nances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Michael Jones or tenant(s); and said property is more commonly known as 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. Bankrupt-cy Code (2) final confirma-tion 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 Technology Federal Credit Union as Attorney in Fact for Michael Jones Brock & as Attorney in Fact for Michael Jones. Brock & Scott, PLLC 4360 Chamblee 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 State of Georgia, County of Gwinnett Under and by virtue of the Power of Sale contained in a Security Deed given by Hy-acinth Lewis to Sun America Mortgage Corporation (the Secured Creditor), dated November 24, 1999, and November 24, 1999, and Recorded on December 3, 1999 as Book No. 19653 and Page No. 0195, Gwinnett County, Georgia records, conveying the after-deconveying the after-described property to secure a Note of even date in the original principal amount of \$125,450.00, with interest at the rate specified therein, as last assigned to BankUnited N.A. by assignment that is or to be recorded in the Gwinnett County, Georgia Records, 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 the legal hours of sale on the first Tuesday in April, 2022, the following described property: All that tract or parcel of land lying and being in Land Lot 181 of the 7th District, Gwinnett County, Georgia, being Lot 15, Block C, Millwood Farms Subdivident Unit One as Subdivision. Unit One. as shown on plat recorded in Plat Book 81, Pages 141 and 142, Gwinnett County, Georgia Records, which plat is incorporated herein and made a part hereof by referrinduce a part neteror by reteror by rener Tax ID: R7181 071 The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). BankU-nited N.A. holds the duly en-dorsed Note and is the cur-rent assignee of the Security Deed to the property. Car-rington Mortgage Services, LLC is the entity with the full authority to negotiate, amend, and me Discussion for the Joan Di of the loan. Pursuant to O.C.G.A. §44-14-162.2, Carrington Mortgage Services, LLC may be contacted at: 1-800-790-9502 or by writing to 1600 South Douglass Road, Suite 110 and 200-A, Aspheim CA 02906-5651 Anaheim, CA 92806-951. Please note that, pursuant to 0.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 helief of best knowledge and belief of undersianed. party/parties in possession of the subject property known as 3363 WOODASH COURT, BUFORD, GA 30519 is/are: Hyacinth Lewis or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any mat-ters which might be disclosed by an accurate survey and inspection of the prop-erty, and (c) all matters of

not prohibited under the U.S. Bankruptcy Code; and (2) fi-nal confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. §9-13-172.1, which allows for certain procedures re-garding the rescission of ju-dicial and nonjudicial sales in the State of Georgia the 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-graph. Funds used at sale shall be in certified funds and payable to ?Bell Carring-ton Price & Gregg, LLC?. BankUnited N.A. as Attorney in Fact for blycginth Lewis in Fact for Hyacinth Lewis Any information obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File: 22-40129 950-614 Any information obtained or

record superior to the Secu-rity Deed first set out above,

including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be applied to deliver to (4).

be conducted subject to (1)

confirmation that the sale is