FORECLOSURE

FORECLOSURE

NOTICE OF SALE UNDER POWER

GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Security Deed from WILLIE J.
MOORE, CHASKA L. MOORE
to MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FLAGSHIP FINANCIAL GROUP, LLC, dated September 23, 2016, in Deed Book 54626, Page 465, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original of even date in the original principal amount of Nine Hundred Thousand Sixty and 00/100 dollars (\$900,060.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Village Capital & Investment, LLC, there will be sold at public outcry to the highof even date in the original principal amount of Nine at public outcry to the highest bidder for cash at the Gwinnett County Court-house, within the legal hours of sale on the first Tuesday in March, 2022, all property described in said Security Deed including but part limit Deed including but not limit-ed to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF AND BEING IN THE CITY OF BRASELTON, 1749TH GMD, GWINNETT COUNTY, GEORGIA, BEING LOT 20, THE WOODLANDS AT CHATEAU ELAN, PHASE 6, AS PER PLAT RECORDED IN PLAT BOOK 112, PAGES 216-217, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Said legal description being controlling, however the GEORGIA controlling, however the property is more commonly known as 2613 NORTHERN

30517. The indebtedness se-Journal of the modelenness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this cale will be made for the this sale will be made for the this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property: all zoning ordinances; as-sessments; liens; encum-brances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is WILLIE J. MOORE, CHASKA L. MOORE, or tenants(s). The sale will be conducted The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by

ing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, modify the terms of modify the terms of the mortgage instrument. VILLAGE CAPITAL & INVESTMENT, LLC as Attorney in Fact for WILLIE J. MOORE THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, Gd. Dates 02/09/2022, 02/16/2022 02/23/2022

modify all terms of the loan (although not required by law to do so) is: Village Cap-ital & Investment, LLC, Loss Mitigation Dept., 1 Corporate Drive, Ste 360, Lake Zurich, IL 60047, Telephone Num-ber: 1-866-397-5370. Noth-

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by **Steven M.** Orillion to Union Planters Bank, N.A. dated September 25, 2000, and recorded in Deed Book 21522, Page 141, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to and Servicing Agreement Series 04-R1 Corp. Trust-MBS, securing a Note in the original principal amount of \$122,986.00, 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 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 146 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 5, BLOCK C, TOWN & COUNTRY SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK P. PAGE 51, GWINNETT COUNTY RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE ED HEREIN BY REFERENCE THERETO. Said property is known as 5288 Greenleaf Dr, Lilburn, GA 30047, together with all fixtures and personal property attached to and constituting a part of said property will be sold subject to any cuttotading and said property will be sold subject to any cuttotading and said. or 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 closed by an accurate survey and inspection of the prop erty, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of

record superior to the Secu-

rity Deed first set out above. The proceeds of said sale

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will be applied to the pay-ment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Steven M. Orillion, successor in interand all expenses of said sale Orillion, successor in interest or tenant(s). THE BANK
OF NEW YORK MELLON
f/k/a THE BANK OF NEW
YORK as Trustee, in trust for YORK as Trustee, in trust for the registered holders of NAAC Reperforming Loan REMIC Trust Certificates Series 2004-R1 as Attorney-inact for Steven M. Orillion File no. 22-078205 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/GR https://www.logs.com/ *THE LOBERT COLLECTOR. ANY IN-DEBT COLLECTOR. ANY IN-FORMATION OBTAINED FORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE.
950-61753 2/16,23,3/2,9,16,23,30,2022

improved property and being improved property known as 1228 Laurel Mist Court, Dacula, Georgia, 30019 according to the present system of numbering houses in Gwinnett County, Georgia. Source Deed: Deed Book 46302 Page 0698 Property Ad-dress: 1228 Laurel Mist Ct, Dacula, GA 30019 (Gwinnett NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY, Dacula, GA 30019 (Gwinnett County) TAX ID#: R2001E217 SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD. Said property being known as 1228 Laurel Mist Ct, Dactural, GA 30019 according to the present numbering system in Gwinnett County. The indebtedness secured by said Security Deed has been declared due because of default under the terms of said Under and by virtue of the Power of Sale contained in a Security Deed given by Delores A. Peloso to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for LOANDE-POT.COM, LLC, dated October 23, 2015, and recorded in Deed Book 53917, Page 232, Gwinnett County, Geor-gia Records, as last trans-ferred to PHH Mortgage fault under the terms of said Security Deed and Note. The ferred to PHH Mortgage Corporation by assignment recorded on February 18, 2020 in Book 57252 Page 665 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Sixty-Five Thousand Four Hundred Fitty and 0/100 dollars (\$165,450.00), with interest thereon as set Security Deed and Note. Ine indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees and all other payments provided for un-der the terms of the Security Deed and Note. Said proper-ty will be sold subject to the following items which may affect the title to said property: any superior Security Deeds of record; all zoning ordinances; matters which would be disclosed by an with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash be-fore the courthouse door of would be disclosed by an accurate survey or by an inspection of the property; any outstanding taxes, including but not limited to ad valorem taxes, which constitute liens rights based on Cashing and County, Georgia, within the legal hours of sale on March 1, 2022, the following described property: THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN GWINNETT COUNTY, STATE OF GEORGIA, TO-WIT ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 131 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 172, BLOCK A, OF OLDE PEACHTREE TOWNHOMES SUBDIVISION, PHASE 1, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 101, PAGES 193-195, REupon said property; special assessments; all outstanding bills for public utilities which constitute liens upon said property; all restrictive covenants, easements, rights-of-way and any other rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the party in possession of the property is William W. Phillips or tenant(s). The sale will be conducted sub-ient to (11) confirmation that sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, and (2) final confirmation and audit of the status of the loan. The name of the 101, PAGES 193-195, RE-VISED AT PLAT BOOK 115. VISED AT PLAT BOOK 179.
PAGES 103-105, GWINNETT
COUNTY, GEORGIA
RECORDS, WHICH
RECORDED PLAT IS INCORPORATED HEREIN BY REF-

OF THIS DESCRIPTION. The debt secured by said Securi-ty Deed has been and is hereby declared due be-

hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to

nev's fees (notice of intent to

collect attorney's fees having been given). The entity hav-ing full authority to negoti-ate, amend or modify all

terms of the loan (although

terms of the loan (atmough not required by law to do so) is: PHH Mortgage Corporation they can be contacted at 1-800-750-2518 for Loss Mitigation Dept, or by writing to One Mortgage Way, Mount Laurel, New Jersey Mount Laurel, New Jersey 98054 to discuss possible

of the loan. The name of the person or entity who has the person or entity who has the full authority to negotiate, amend, and modify all terms of the mortgage is: Planet Home Lending, LLC, 321 Research Parkway, Meriden, CT 06450. THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Bleecker, Brodey & Andrews, 9247 North Meridian Street, Suite 101, Indianapolis, IN 46260 TEL (317) 574-0700. 950-58515 2/2,9,16,23,2022 Notice of Sale Notice of Sale Under Power. State of Georgia, County of GWINNETT.

Under and by virtue of the by KATHERINE R PIECUCH AND MICHAEL LEE PIECUCH to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) AS NOMINEE FOR PRIME CHOICE FUND-ING, INC. , dated 10/22/2019, and Recorded on 12/20/2019 as Book No.

08054, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstandon 12/20/2019 as Book No.
57124 and Page No. 00731,
GWINNETT County, Georgia
records, as last assigned to
PENNYMAC LOAN SERVICES, LLC (the Secured ing 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. VICES, LLC (tne secureu Creditor), by assignment, conveying the after de-scribed property to secure a Note of even date in the orig-inal principal amount of curate survey and inspection of the property, any assessments liens encumbrances ments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the underinal principal amount of \$225,391.00, with interest at \$225,991.00, with interest at the rate specified therein, there will be sold by the un-dersigned at public outcry to the highest bidder for cash at the GWINNETT County signed, the party in posses-sion of the property is De-lores A. Peloso or tenant(s); at the GWINNETT County
Courthouse within the legal
hours of sale on the first
Tuesday in March, 2022, the
following described property: ALL THAT TRACT OR
PARCEL OF LAND LYING
AND BEING IN LAND LOT 45
DETITIES THE DISTRICT and said property is more commonly known as 976
Pierce lyv Ct,
Lawrenceville, GA 30043.
The sale will be conducted
subject to (1) confirmation
that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status
of the loan with the holder of
the security deed and (3)
any right of redemption or
other lien not extinguished
by foreclosure. PHH Mortgage Corporation as Attorcommonly known as 976 AND BEING IN LAND LYTING
AND BEING IN LAND LOT 45
OF THE 5TH DISTRICT,
GWINNETT COUNTY, GEORGIA, BEING LOT 21, BLOCK
B, UNIT TWO, CRICKET
RIDGE SUBDIVISION, AS
PER PLAT RECORDED IN
PLAT BOOK 28, PAGE 238,
GWINNETT COUNTY, GEORGIA RECORDS, WHICH
PLAT IS INCORPORATED
HEREIN AND MADE A PART
HEREOF BY REFERENCE
FOR A MORE DETAILED DESCRIPTION. The debt secured by said Deed to Secured by said Deed to Secure Debt has been and is
hereby declared due because of, among other possible events of default, failure to pay the indebtedness gage Corporation as Attorney in Fact for Delores A. Peloso. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S ure to pay the indebtedness as and when due and in the manner provided in the Note

GEORGIA, GWINNETT COUNTY and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all ex-penses of this sale, as pro-vided in the Deed to Secure By virtue of the Power of Sale contained in that certain Security Deed given from William W. Phillips to Nawilliam W. Pillips to Wattional City Bank dated 03/10/2006, recorded 03/27/2006 in Deed Book 46302, Page 0692, Gwinnett County, Georgia records, and as last assigned on 03/05/2021 to Star211, LLC Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). PENNY-MAC LOAN SERVICES, LLC holds the duly endorsed Note and is the current as cingae of the Security Dead 03/05/2021 to Star211, LLC by virtue of assignment recorded on 03/15/2021 in Deed Book 58493, Page 00466, Gwinnett County, Georgia records, said Security Deed having been given to secure a Note of even date in the principal amount of THITRY THOUSAND AND 00/100 DOLLARS (\$30,000.00), with interest thereon as provided for signee of the Security Deed to the property, PENNYMAC to the property. PENNYMAC LOAN SERVICES, LLC, act-ing on behalf of and, as nec-essary, in consultation with ressary, in consultation with PENNYMAC LOAN SERVICES, LLC (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 16.2.2, PENNYMAC LOAN thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett 14 162.2 PENNYMAC LOAN SERVICES, LLC may be contacted at: PENNYMAC LOAN SERVICES, LLC, 3043 TOWNSGATE ROAD, SUITE 200, WESTLAKE VILLAGE, CA 91361, 866 549 3583. Please note that, pursuant to 0.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify County, Georgia, within the legal hours of sale on the first Tuesday in March 2022 by Star211, LLC, as Attorney in Fact for William W. Phillips, all property described in said Security Deed including but not limited to the following described quired to amend or modify

file no.: 20-08756 950-60635

2/2,9,16,23,2022

NOTICE OF SALE UNDER POWER

ed to the following described property: Land referred to in this commitment is de-scribed as all that certain 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 570 BATTERSEA property situated in the county of Gwinnett, and State of Georgia and being described in a deed dated LAWRENCEVILLE. GEORGIA 30044

the terms of the loan. To the

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06/10/2019 and recorded 03/27/2006 in Book / Page: 46302 / 0698 among the land records of the county

and state set forth above and referenced as follows: Land referred to in this com-mitment is described as all

Infillment is described as all that certain property situated in the county of Gwinnett, and state of GA and being described in a deed dated 03/10/2006 and recorded 03/27/2006 in Book / Page:46302 / 0698 among the land recorded the sun.

the land records of the county and state set forth above, and referenced as follows. All that tract or Parcel of Land Lying and Being in Land Lot 1 of the 2nd District and the Becker Crock

Land Lot T of the 2nd District, and the Rocky Creek GMD 1687, Gwinnett County, Georgia, Being Known as Lot 15, Block H of Evergreen Subdivision, Unit 3, Phase 1, as per plat recorded at Plat Book 71, Page 170, Gwinnett County, Georgia Records, said plat being incorporated herein and made a part here of by reference for a more complete description of cap-

complete description of cap-

tioned property and being

KATHERINE R PIECUCH AND MICHAEL LEE PIECUCH 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 matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is which might be disclosed by confirmation that the sale is not prohibited under the U.S. hat profibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which section 9 13 172.1, which allows for certain proce-dures regarding the rescis-sion of judicial and nonjudi-cial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be pro-vided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. PENNY-MAC LOAN SERVICES, LLC as Attorney in Fact for KATHERINE R PIECUCH AND MICHAEL LEE AND MICHAEL LEE PIECUCH. THIS LAW FIRM IS ACTING AS A DEBT COL-IS ACTING AS A DEBI COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

0000000370438 BARRET DATEMPTING AS A DEBT OF THAT PURPOSE. DAFFIN FRAPPIER TURNER
& ENGEL, LLP 4004 Belt
Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.

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

2/2,9,16,23,2022

By virtue of a Power of Sale contained in that certain Security Deed from Susana Machado Pires to Mortgage Electronic Registration Systems, Inc., as nominee for First Magnus Financial Corporation, dated November 21, 2006 and recorded on November 27, 2006 in Deed Book 47286, Page 766, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal tems. Inc., as nominee for date, in the original principal amount of One Hundred Thirty-Seven Thousand and 00/100 dollars (\$137,000.00) with interest thereon as provided therein as last transferred to U.S. Bank Trust National Associ-ation, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition

trustee for HCF 2 Acquisition Trust, by assignment to be recorded in the Office of the Clerk of Superior Court of Gwinnett County, aforesaid records, will be sold at pub-lic outcry to the highest bid der for cash before the courthouse door of Gwinnett courthouse door or Gwinnett County, Georgia, or at such place as has or may be law-fully designated as an alter-native location, within the le-cal bours of sale on the first gal 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 179 of the 6th District, of

Gwinnett County, Georgia, being Lot 14, Block A, Unit Two, Heritage Place Subdivision, as recorded in Plat Book 37, Page 49, Gwinnett County, Georgia records, which plat is incorporated herein and made a part hereof by reference.

Said property may more be known as 1230 Woodstream Drive, Lawrenceville, GA 30044. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-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 attorney's fees (notice of intent to collect attorney's fees having been

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

Said property will be sold on an "as-is" basis without any representation, warranty recourse against the above-named or the underabove-named or the under-signed. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said proposition. erty whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in pos-session of the property are Susana Machado Pires and or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code and 2) final confirmation and audit of the confirmation and audit of the status of the loan with the holder of the Security Deed U.S. Bank Trust National Association, not in its indi-vidual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association as Attorney-in-Fact for Su-sana Machado Pires Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahas-see, FL 32312; (850) 422-2520
Ad Run Dates: 02/02/22;
02/09/22;
02/23/22
950-60485
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 AIMEE N PREW to MORT-GAGE ELECTRONIC REGIS-TRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR SILVERTON MORTGAGE SPECIALISTS, INC., dated 06/01/2017, and Recorded 06/01/2017, and Recorded on 06/06/2017 as Book No

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Note of even date in the orig-

is hereby declared due be-

55166 and Page No. 0865, GWINNETT County, Georgia records, as last assigned to PENNYMAC LOAN SER-VICES, LLC (the Secured Creditor), by assignment, conveying the after de-scribed property to secure a Note of even date in the prinwill be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. MidFirst Bank, through its division Note of even date in the original principal amount of \$156,120.00, with interest at the rate specified therein, 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, the following described proper-Midland Mortgage is the en-tity with authority to negoti-ate, amend and modify the terms 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 Midland Mortgage may be contacted by telephone at 1-800-552-3000. To the best of the undersigned!s knowl. following described proper-ty: ALL THAT TRACT OR PARCEL OF LAND LYING PARCEL OF LAND LYING AND BEING IN LAND LOT 22 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 6, BLOCK D, POOLE CREEK FOREST SUBDIVISION, UNIT 4, AS PER PLAT RECORDED IN PLAT BOOK 7, PAGE 74, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS 800-552-3000. To the best of the undersigned's knowledge and belief, the party in possession of the property is believed to be Travis Richardson and Yuntrill Charlett Pugh, 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 HEARIN BY REFERENCE
AND MADE A PART OF THIS
DESCRIPTION SAID PROPERTY BEING KNOWN AS
1088 WAYNE DRIVE ACCORDING TO THE PRESENT
SYSTEM OF NUMBERING
BYOLE PROPOREDY IN COMMISTI Highlands II 5565 Glenridge Highlands II 3050 Gienrioge Connector, Suite 350 At-lanta, GA 30342 (770) 392-0041 21-6651 THIS LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COL-LECTOR, UNDER FEDERAL PROPERTY IN GWINNETT COUNTY, GEORGIA. The debt secured by said Deed to Secure Debt has been and LAW. IF SO, ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-60645 2/2,9,16,23,2022 NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF GWINNETT

cause of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note By virtue of a Power of Sale contained in that certain Security Deed from Elaine M Richie to Velocity Commercial Capital, LLC, dated October 18, 2019 and recorded on October 22, 2019 in Deed Book 56974, Page 114, in the Office of the Clerk of Superior Court of Gwinneth County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal 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 Jewe to Security Bert and years of the Court including attorney?s date, in the original principal amount of One Hundred Nineteen Thousand and 00/100 dollars (\$119,000.00) with interest thereon as provided therein, as last transferred to **U.S.** as last transferred to U.S.
Bank, National Association,
not in its individual capacity, but solely as Trustee for
Fidelity & Guaranty Life
Mortgage Trust 2018-1,
recorded in Deed Book
58681, Page 863, aforesaid
records, will be sold at public outcry to the highest bidder for cash before the amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, PENNYMAC LOAN SERVICES, LLC, avb e contacted at: PENNYMAC LOAN SERVICES, LLC, 3043 TOWNSGATE ROAD, SUITE 200, WESTLAKE VILLAGE, CA 91361, 866 549 3583. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the equired to amend or modify the terms of the loan. To the best knowledge and belief of der for cash before the courthouse door of Gwinnett County, Georgia, or at such place as has or may be law-fully designated as an alter-native location, within the legal hours of sale on the first 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 DELAND LYING AND BEING the terms of the loan. Io the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 1088 WAYNE DRIVE, SNELLVILLE, GEOR-THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 271 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING LOT 1, BLOCK B, LANIER FOREST SUBDIVISION, UNIT ONE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: GIA 30078 is/are: AIMEE N PREW or tenant/tenants. Said property will be sold subject to (a) any outstandsubject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON
PIN PLACED ON THE
NORTHEASTERLY RIGHTan accurate survey and in-OF-WAY OF ROBERTS
DRIVE, 116.0 FEET NORTHWESTERLY, AS MEASURED
ALONG THE NORTHEASTERLY RIGHT-OF-WAY OF
ROBERTS DRIVE AND FOLan actuate survey and in spection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumberance, social entitlemen ROBERTS DRIVE AND FOLLOWING THE CURVATURE THEREOF, FROM THE INTERSECTION OF ROBERTS DRIVE WITH SHIRLEY DRIVE, SAID POINT OF BEGINNING ALSO BEING LOCATED AT THE LINE DIVIDING LOTS 1 AND 2, SAID BLOCK AND SUBDIVISION; RUNNING THENCE NORTHENESTERLY ALONG THE NORTHEASTERLY RIGHT-OF-WAY OF ROBERTS DRIVE, 102.7 FEET TO AN 120 N PIN FOUND AND LIDIUS. assessments, liens, encum-brances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; 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. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the pre-ceding paragraph. PENNY-MAC LOAN SERVICES, LLC as Attorney in Fact for AIMEE N PREW, THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY

INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE 00000008861494 BARRETT DAFFIN FRAPPI-ER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 7500 Telephone: (972) 341 5398

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 Travis Richardson, hereinafter re-ferred to as Grantor, to Mortgage Electronic Registration Systems, Inc. as nominee for The American Fagle Mortgage Co, LLC recorded in Deed Book 54695, beginning at page 728, 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 addressed 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 attornev-in-fact sales in said county within the legal hours of sale, to the the legal hours of sale, to the highest bidder on the first Tuesday in March 2022, all property described in said security deed including but not limited to the following described property: All that tract or parcel of land lying and being in Land Lot 320 of the 4th District, Gwinnett County, Georgia, being Lot 6, Block A of Woodgate b, Block A of Woodgate Landing Subdivision, as per plat recorded in Plat Book 126, pages 35-37, Gwinnett County, Georgia records, which plat is incorporated herein and made a part here-of by reference. Said legal of by reference. Said legal description being controlling, however, the Property is more commonly known as: 4441 Rosegate Drive, Snellville, GA 30039 Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. 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 and lien but not yet due and

lien but not yet due and

payable); any matters which

might be disclosed by an ac-

might be discrosed by an ac-curate 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

22, HIDDEN CIRCLE SUBDIVISION; RUNNING THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 22 OF HIDDEN CIRCLE SUBDIVISION AT AN INTERIOR ANGLE OF 103 DEGREES 09 MINUTES WITH THE PRECEDING COURSE, 140.0 FEET TO AN IRON PIN FOUND AND LOT 3, SAID BLOCK AND SUBDIVISION; RUNNING THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 3, 100.0 HIDDEN CIRCLE SUBDI-THE SOUTHWESTERLY LINE OF SAID LOT 3, 100.0 FEET TO AN IRON PIN PLACED AND SAID LOT 2; RUNNING THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 2, 163.2 FEET TO AN IRON PIN PLACED ON THE NORTHEASTERLY RIGHT OF WAY OF ROBERTS DRIVE AND THE POINT OF BEING MORE PARTICULAR-BEING MORE PARTICULAR-LY SHOWN ON SURVEY PREPARED BY JAMES H. CARTER, R.L.S., DATED AU-GUST 22, 1988. Said property may more commonly be known as **1193 Roberts** Drive, Sugar Hill, GA 30518.
The debt secured by said
Security Deed has been and is hereby declared due because of, among other pos-sible events of default, non-payment of the monthly in-stallments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given). The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is Shell-point Mortgage Servicing, 55 Beattie Place, Suite 100 MS 561, Greenville, SC 29601 1-800-365-7107 Said prop n-800-365-7107. Sald prop-erty will be sold on an ?as-is? basis without any repre-sentation, warranty or re-course against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants. easements. covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in pos-session of the property are Elaine M Richie and or ten-ant(s). The sale will be con-ducted subject to 1) confir-mation that the sale is not

prohibited under the U.S. Bankruptcy code and 2) final confirmation and audit of the status of the loan with the holder of the Security Deed. U.S. Bank, National Association and the code in the individual confirmation and the security Deed.

tion, not in its individual ca-

pacity, but solely as trustee

FORECLOSURE

for Fidelity & Guaranty Life Mortgage Trust 2018-1 as Attorney-in-Fact for Elaine M Richie Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 Ad Run Dates: 02/02/22; 02/9/22; 02/16/22; 02/2/3/2 950-59024 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 FRANCIS S RODRIGUES
to BANK OF AMERICA N.A.,
dated 12/31/2007, and
Recorded on 01/02/2008 a
Book No. 48537 and Page
No. 536, AS AFFECTED BY
BOOK 53522, PAGE 520,
GWINNETT County, Georgia
records, as last assigned to
BANK OF AMERICA, N.A.,
(the Secured Creditor), by
assignment, conveying the
after described property to
secure a Note of even date in
the original principal amount NOTICE OF SALE

the original principal amount of \$237,655.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the GWINNETT County at the GWINNETT County
Courthouse within the legal
hours of sale on the first
Tuesday in May, 2022, the
following described property: ALL THAT TRACT OR
PARCEL OF LAND LYING
AND BEING IN LAND LOT
133 OF THE 5TH DISTRICT,
GWINNETT COUNTY, GEORGIA REING LOT 2 BLOCK GWINNETI CUUNTY, GEUR-GIA, BEING LOT 2, BLOCK A, HOLLOWSTONE, PHASE 1, AS PER PLAT RECORDED IN PLAT BOOK 120, PAGE 202, GWINNETT COUNTY, GEORGIA RECORDS, GEORGIA RECORDS, WHICH PLAT IS INCORPO-RATED HEREIN AND MADE A PART HEREOF BY REFER-A PART HEREUF BY REFER-ENCE. The debt secured by said Deed to Secure Debt has been and is hereby de-clared 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 Deed to Secure Debt. The debt re-maining in default, this sale will be made for the purpose 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 intent to collect attorney?s fees having been given). BANK OF AMERICA, N.A. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. CARRINGTON MORTGAGE SERVICES, LLC, acting on behalf of and, TON MORTGAGE SERVICES, LLC, acting on behalf of and, as necessary, in consultation with BANK OF AMERICA, N.A. (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2. CARRINGTON MORTGAGE SERVICES, LLC may be contacted at: CARRINGTON MORTGAGE SERVICES, LLC. 1600 SOUTH DOUtacted at: CARRINGTON MORTGAGE SERVICES, LLC, 1600 SOUTH DOUGLASS ROAD, SUITE 200 A, ANAHEIM, CA 92806, 800 561 4567. 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 belief of the undersigned, the party/parties in possesthe party/parties in possession of the subject property known as 3012 HOLLOW-STONE DRIVE, LO-GANVILLE, GEORGIA 30052 is/are: FRANCIS S RO-DRIGUES or tenant/tenants. Said property will be sold subject to (a) any outstand-ing 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 suor to the Deed to Secure Debt first set out above, in-cluding, but not limited to, assessments, liens, encum-brances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A.
Section 9 13 172.1, which
allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be pro-vided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. BANK OF AMERICA, N.A. as Attorney in Fact for FRANCIS S RODRIGUES. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. To obtain options and alternatives to foreclosure please contact Carrinaton Mortagae Serand audit of the status of the tions and alternatives to foreclosure please contact Carrington Mortgage Services, LLC directly, toll free by the following telephone number: (800 561 4567). 0000000665148 BARRETT DAFFIN FRAPPIER TURNER

> 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 Mol-lie J. Rossin to Mortgage Electronic Registration Sys-tems, Inc., as Grantee, as nominee for Branch Banking June 18, 2010, and recorded in Deed Book 50172, Page 0843, Gwinnett County, Georgia Records, subsequently modification Agreement recorded November 1, 2017 recorded November 1, 2017 recorded November 1, 2017
in Book 55498, Page 589 in
the amount of One Hundred
Eleven Thousand Nine Hundred Sixty-One and 63/100
(\$111,961.63) Gwinnett
County, Georgia Records,
subsequently modified by a
Loan Modification Agreement recorded June 15,
2020 in Book 57562, Page
241 in the amount of One 241 in the amount of One Hundred Fourteen Thousand Seven Hundred Thirty-Eight and 69/100 (\$114,738.69) Gwinnett County, Georgia Records, as last transferred records, as tast transferred to **Truist Bank**, formerly known as Branch Banking and Trust Company by assignment recorded on January 2, 2020 in Book 57150 Page 817 in the Office of the Clerk of Superior Court of Swinnest County Georgia Gewinnett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original principal amount of One Hundred Twenty-Five Thou-LAWRENCEVILLE, GEORGIA 30046 is/are: ARMANDO ABOYES SANDDOVAL or

sand Seven Hundred Sixty-Seven and 0/100 dollars

FORECLOSURE

(\$125,767.00), with interest thereon as set forth therein, there will be sold at public taxes (including taxes which are a lien, but not yet due and payable), (b) any mat-ters which might be disoutery to the highest bidder outcry to the highest bloder for cash before the court-house door of Gwinnett County, Georgia, within the legal hours of sale on April 5, 2022, the following described property: ALL THAT TRACT OR PARCEL OF closed by an accurate survey and inspection of the prop-erty, and (c) all matters of record superior to the Deed to Secure Debt first set out to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be proscribed property: ALL THAT
TRACT OR PARCEL OF
LAND LYING AND BEING IN
LAND LOT 33 OF THE 7TH
DISTRICT. GWINNETT
COUNTY, GEORGIA, BEING
KNOWN AND DESIGNATED
AS LOT 15, BLOCK A, MCKENDREE FARMS SUBDIVISION, UNIT ONE, PHASE D,
FAIRVIEW PLANNED UNIT
DEVELOPMENT, AS PER
PLAT RECORDED IN PLAT
BOOK 26, PAGE 232, GWINNETT COUTNITY, GEORGIA
BECORDS WHICH PLAT BY
REFERENCE IS INCORPORATED INTO AND MADE A
PART OF THIS DESCRIPTION. Subject to all easements, reservations and
conditions set forth in Deed
Book 2697, Page 304, aforesaid records. 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 Securiloan as provided in the pre-ceding paragraph. PENNYloan as provided in the pre-ceding paragraph. PENNY-MAC LOAN SERVICES, LLC as Attorney in Fact for AR-MANDO ABOYES SAND-DOVAL. THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE HISCO FOR THAT due and in the manner provided in the Note and Scuri-ty Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all ex-penses of this sale, as pro-WILL BE USED FOR THAT PURPOSE. 00000009358318 BARRETT DAFFIN FRAPPIER TURNER penses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Truist Bank, successor by merger to SunTrust Bank they can be contacted at (800) 443-1032 for Loss Mitigation Dept, or by writing to 1001 Semmes Avenue, Richmond, Virginia 23222, to discuss possible alternatives to avoid foreclo-Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.

Notice of Sale Under Power Georgia, Gwinnett County

alternatives to avoid foreclo-

arter natives to avoid forecip-sure. Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding 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 assess-ments, liens, encumbrances, zoning ordinances, restric-

signed, the party in posses-sion of the property is Mollie J. Rossin or tenant(s); and said property is more com-monly known as 1152 BAIL-ING DR, Lawrenceville, GA

30043. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the

status of the loan with the

status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure. Truist Bank, formerly known as Branch Banking and Trust Company as Attorney in Fact for Mollie J. Rossin. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-00706 950-62545

2/23,3/9,16,23,30, 2022

State of Georgia,
County of GWINNETT.
Under and by virtue of the
Power of Sale contained in a
Deed to Secure Debt given
by ARMANDO ABOYES
SANDDOVAL to MORTGAGE
ELECTRONIC REGISTRA-

("MERS") AS NOMINEE FOR EQUITY PRIME MORTGAGE

LLC, dated 04/26/2019, and Recorded on 05/01/2019 as Book No. 56561 and Page No. 00209, GWINNETT

No. 00209, GWINNETT County, Georgia records, as last assigned to PENNYMAC LOAN SERVICES, LLC (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$255,290.00, with interest at the rate specified therein.

of \$255,290.00, With Interest at the rate specified therein, there will be sold by the un-dersigned at public outcry to the highest bidder for cash at the GWINNETT County

at the GWINNETT County Courthouse within the legal hours of sale on the first Tuesday in March, 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND, TOGETHER WITH ALL IMPROVEMENTS THEREON, LYING AND BEING IN LAND LOT 115, OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING ALL OF LOT 55, BLOCK A, UNIT THREE OF HANARRY ESTATES NORTH

SUBDIVISION, ACCORD-ING TO PLAT THEREOF RECORDED IN PLAT BOOK

29, PAGE 63, IN THE
CLERK'S OFFICE OF THE
SUPERIOR COURT OF
GWINNETT COUNTY, GEOR
GIA; SAID RECORDED PLAT
BEING INCORPORATED
HEREIN BY REFERENCE
AND MADE A PART

AND MADE A PARTI
OF THIS DESCRIPTION.
PARCEL ID NUMBER:
R5115 202. The debt secured by said Deed to Secure Debt has been and is

tenant/tenants. Said property

will be sold subject to (a)

any outstanding ad valorem

AND MADE A PART

TATES NORTH

ONIC REGISTRA-Systems. Inc

Notice of Sale Under Power

covenants, and matters of record superior to the Security Deed first set out above. To the best knowl-edge and belief of the under-

tions.

2/2,9,16,23,2022

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by Emika Sheeler and by Emika Sneeler and Lawrence Scott to Buckhead Mortgage Associates, Inc, dated June 1, 2009, and recorded in Deed Book 49579, Page 584, Gwinnett 49579, Page 584, Gwinnett County, Georgia records, as last transferred to Carrington Mortgage Services, LLC by Corrective Assignment recorded in Deed Book 56350, Page 297, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of inal principal amount of \$181,319.00, with interest at the 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 hours of sale on the first Tuesday in April, 2022, to wit: April 5, 2022, the following described property:
All that tract or parcel of

land lying and being in Land Lot 304 of the 5th Land Dis-trict of Gwinnett County, trict of Gwinnett County, Georgia records, being Lot 3, Block F of the Apalachee Heritage Subdivision, Unit One, as per plat recorded in Plat Book 89, Pages 10-11, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia records, which plat is incorporated berein and made a part herewhich plat is incorporated herein and made a part hereof by reference.
The debt secured by said Deed to Secure Debt has been and is hereby declared

due because of, among other possible events of default, failure to pay the indebted-ness as and when due and in the manner provided in the Note and Deed to Secure Debt. The debt remaining in Debt. Ine 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 known 2381 Place, Dacula, GA 30019, together with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the producing at the part of said property. undersigned, the party (or parties) in possession of the subject property is (are): Emika Sheeler or tenant or tenants. Said property will be sold

said property will be solved in subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and in spection of the property, and (c) all matters of record su-perior to the Deed to Secure Debt first set out above, including, but not limited to assessments liens encum brances, zoning ordinances, easements, restrictions covenants, etc.

The sale will be conducted

subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt cy 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 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 iudicial and non-judicia sales in the State of Georgia the Deed Under Power and other foreclosure documents may not be provided until fi nal confirmation and audit of the status of the loan as provided in the preceding para-

graph.
Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is: Carrington Mortgage Ser-vices, LLC Attention: Loss Mitigation

Department 1600 Sc South Douglass

Road, Suite 200-A Anaheim, CA 92806 1-800-561-4567 The foregoing no

standing, nothing in OC.G.A. Section 44-14-162.2 shall be construed to require the se-cured creditor to negotiate, amend or modify the terms of the Deed to Secure Debt described herein. described nerein.

This sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument,

specifically being Carrington Mortgage Services, LLC as attorney in fact for Emika Sheeler and Lawrence Scott Maner, Martin & Brunavs,

180 Interstate N Parkway,

180 Interstate N Parkway, Suite 200 Atlanta, GA 30339 404,252,6385 THIS LAW FIRM IS ACTING AS A DEBT COLLECT A A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. MBFC19-208 MBFC19-208 950-60305

1/30.2/2.9.16.23.3/2.9.16.23

AFRIN FRAPPIER TORNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addi-son, Texas 75001 Tele-phone: (972) 341 5398 950-62489 2/23,2022 hereby declared due be-cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt.
Because the debt remains in
default, this sale will be
made for the purpose of
paying the same and all expenses of this sale, as prowided in the Deed to Secure vided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). PENNYhaving been given). PENNY-MAC LOAN SERVICES, LLC NAC LOAN SERVICES, LLC, actions to the property. PENNYMAC LOAN SERVICES, LLC, actions to the property. ing on behalf of and, as necessary, in consultation with PENNYMAC LOAN SER-VICES, LLC (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, PENNYMAC LOAN SERVICES, LLC may be contacted at: PENNYMAC LOAN SERVICES, LLC, 3043 TOWNSGATE ROAD, SUITE 200, WESTLAKE VILLAGE, CA 91361, 866 549 3583. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify modify all terms of the loan quired 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 of the subject property known as 192 JESSICA CT,