**FORECLOSURE** 

Suite 200-A Anaheim, CA 92806 (800) 561-4567

tute a lien against the prop-

an accurate survey and in

nances, restrictions, covenants, and matters of

mation and audit of the sta-

certain procedures regarding

closure documents may not be provided until final confir-

mation and audit of the sta-

## **FORECLOSURE**

Said sale will be conducted subject to the following: (1) confirmation that the sale is confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security

The name, address, and telephone number of the in-dividual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as fol-The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, fail-

LoanCare, LLC 3637 Sentara Way Virginia Beach, VA 23452 1-800-274-6600 Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is

sible events of default, fall-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 above individual or entity is not required by law to nego-tiate, amend, or modify the terms of the mortgage. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION 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 in-OBTAINED MAY BE USED FOR THAT PURPOSE.

LAKEVIEW LOAN SERVICtent to collect attorney's fees having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but

ING, LLC, as Attorney-in-Fact for JOSEPH HARDEN JR for JUSEPH HARDEN JR Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 20-002706 950-58120 1/5 12 19 26 2022

## STATE OF GEORGIA COUN-Y OF GWINNETT NOTICE OF SALE UNDER POWER Pursuant to the power of

Pursuant to the power of sale contained in the Security Deed executed by THOMAS CHRISTOPHER JOHNSON to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS, its successors or assigns, in the original contained in the contained by the contained in the contain sors or assigns, in the origi-nal principal amount of nal principal amount of \$355,000.00 dated June 6. \$355,000.00 dated June 6, 2017 and recorded in Deed Book 55186 , Page 126, Gwinnett County records, said Security Deed being last transferred to MORTGAGE RESEARCH CENTER, LLD HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY in Deed Book 55964. NY in Deed Book 55964, Page 610, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully des ignated, within the legal hours of sale, on February 01, 2022, the property in said Security Deed and de-

scribed as follows: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 249 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 93, BLOCK A, RIVERSPRINGS SUBDIVISION, UNIT 1, PHASE 1, (FKA EWING CHAPEL ROAD TRACT), AS PER PLAT RECORDED IN PLAT BOOK 108, PAGES 171-172, SAID CEL OF LAND LYING AND 108, PAGES 171-172, SAID PLAT BEING REVISED AND RE-RECORDED AT PLAT BOOK 109, PAGES 288-289, GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE

PARCEL ID# R5249 091 Said property being known as: 1675 RIVERPARK DR,

DACULA, GA 30019 To the best of the under-signeds knowledge, the par-ty or parties in possession of said property is/are THOMAS CHRISTOPHER JOHNSON or tenant(s).

The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of de fault, failure to pay the in-debtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including at-torneys fees (notice of intent to collect attorneys fees hav-

ing been given). Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any as-sessments, liens, encumbrances, zoning ordinances

matters, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
Said sale will be conducted which to the following (1) subject to the following: (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

The name address and telephone number of the in-dividual or entity who has full authority to negotiate,

amend, and modify all terms of the mortgage is as fol-

Cenlar Federal Savings Bank 425 Phillips Boulevard Ewing, NJ 08618

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.

THIS LAW FIRM IS ACTING AT-

THIS LAW FIRM S ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

MORTGAGE RESEARCH CENTER, LLC D/B/A VETER-ANS UNITED HOME LOANS, A MISSOURI LIMITED LIAN SULTEN COMPANY, as A MISSOURI LIMITED LIAN SULTEN COMPANY, as A MISSOURI LIMITED LIAN TO THOMAS CHRISTOPHER JOHNSON ROBETSON, ANSCHUTZ.

Robertson, Anschutz, Schneid, Crane & Partners. PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: (470) 321-

Firm File No. 20-053798 950-57782 1/5 12 19 26

NOTICE OF SALE UNDER

POWER GEORGIA, GWINNETT COUNTY THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT

PURPOSE. Under and by virtue of the Onder and by virtue or the Power of Sale contained in a Security Deed given by David A Brown and Letetia G Brown to First Horizon Home Loan Corporation, dated March 13, 2007, recorded in Deed Power Power House Control of the Power House covenants, and matters of record superior to the Security Deed first set out above. Freedom Mortgage Corporation is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Freedom Mortgage Corporation, 10500 Kinkaid Dr. Ste. 300, Fishers, IN 46037, 855-690-5900. dated March 13, 2007, recorded in Deed Book 47819, Page 125, Gwinnett County, Georgia Records, as last transferred to MEB Loan Truet. last transferred to MEB Loan Trust II by assignment recorded in Deed Book 58963, Page 685, Gwinnett County, Georgia Records, conveying the after-de-scribed property to secure a Note in the original principal amount of THIRTY-FOUR THOUSAND FOUR HUN-

## **FORECLOSURE**

PART HEREOF

not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the

property, any assessments, liens, encumbrances, zoning

ordinances, restrictions, covenants, and matters of

covenants, and matters of record superior to the Secu-rity Deed first set out above. U.S. Bank Trust National Association, as Trustee, for MEB Loan Trust II is the

holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full au-

the entity that has full ad-hority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, 888-818-6032.

To the best knowledge and belief of the undersigned, the party in possession of the property is David A Brown and Letetia G Brown

or a tenant or tenants and

or a tenant or tenants and said property is more commonly known as 795 Morning Creek Ln, Suwanee, Georgia 30024.

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

firmation and audit of the status of the loan with the

holder of the security deed.
U.S. Bank Trust National
Association, as Trustee, for
MEB Loan Trust II

McCalla Raymer Leibert

www.foreclosurehotline.net EXHIBIT A

ALL THAT TRACT OR PAR-

ALL THAT TRACT OR PARCEL OF LAND LYING AND EBING IN LAND LOT 214 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 43, BLOCK D, UNIT 3 OF MORNINGVIEW SUBDIVISION, PHASE B, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 71, PAGE 34, AS REVISED IN PLAT BOOK 80, 48, RECORDS OF GWIN-

AS REVISED IN PLAT BOOK 80, 48, RECORDS OF GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY

REFERENCE AND MADE A PART OF THIS DESCRIP-

curity deed from David A Brown and Letetia G Brown

and recorded in Deed Book 52359, Page 46, Gwinnett County, Georgia Records. MR/ca 2/1/22

Our file no. 21-05815GA

950-57708 1/5 12 19 26 2022

NOTICE OF SALE UNDER

POWER

POWER GEORGIA, GWINNETT COUNTY
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Laura Beth Gasiorowski to Mortage Electronic Registration Systems, Inc., as grantee, as nominee for Embrace Home Loans, Inc., its successors

nominee for Embrace Home Loans, Inc., its successors and assigns, dated July 11, 2013, recorded in Deed Book 52383, Page 822, Gwinnett County, Georgia Records, as last transferred to Freedom Mortgage Corpostion by conference to present the second second

ration by assignment recorded in Deed Book 58022, Page 580, Gwinnett County, Georgia Records, conveying the after-described property

to secure a Note in the origi

nal principal amount of ONE

THOUSAND TWO HUNDRED SEVENTY-FOUR AND 0/100 DOLLARS (\$152,274.00), with interest thereon as set

forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or

at such place as may be law

at such place as may be law-fully designated as an alter-native, within the legal hours of sale on the first Tuesday in February, 2022, the fol-lowing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, fail-

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

attorney's fees (notice of in-

tent to collect attorney's fees

having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including

taxes which are a lien, but

not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the

property, any assessments, liens, encumbrances, zoning

ordinances, restrictions, covenants, and matters of

To the best knowledge and

belief of the undersigned, the party in possession of

690-5900.

JPMorgan Chase Bank, A., dated June 24, 2013

Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076

as Attorney in Fact for David A Brown and Letetia

DRED FIFTY AND 0/100 DOLLARS (\$34,450.00), with interest thereon as set Gasiorowski or a tenant or tenants and said property is forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or more commonly known 5075 Edinborough PI, Sugar at such place as may be lawat such place as may be law-fully designated as an alter-native, within the legal hours of sale on the first Tuesday in February, 2022, the fol-lowing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HERECO

Hill, Georgia 30518.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Freedom Mortgage Corpo-

**FORECLOSURE** 

as Attorney in Fact for Laura Beth Gasiorowski McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net

www.foreclosurehotline.net EXHIBIT A All that tract or parcel of land lying and being in Land Lot 308 of the 7th District, Gwinnett County Georgia, and being Lot 96, Block A of Abingdon Place, Unit One, as per plat recorded in Plat Book 67, page 154 of Gwin-nett County Georgia nett County, Georgia Records, which plat is incorporated herein and made a part hereof by reference. MR/ca 2/1/22 Our file no. 21-05887GA –

950-57316 1/5 12 19 26

2022 NOTICE OF SALE UNDER **POWER** GEORGIA, COUNTY GWINNETT

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the

Power of Sale contained in a Security Deed given by Agnes Adu to Mortgage Electronic Registration Sys-tems, Inc., as grantee, as nominee for Bayrock Mortgage Corporation, its sucospecial components of the control o not individually but solely as Trustee for the Holders of Bear Stearns Asset Backed Securities I Trust 2006-HE3, Securities I Trust 2006-HE3, Asset-Backed Certificates, Series 2006-HE3 by assignment recorded in Deed Book 50736, Page 21, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FIFTY-ONE THOUSAND TWO HUNDRED AND 0/100 DOLLARS (\$151,200.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest

public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in February, 2022, the following described property:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said public outcry to the highest

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the

purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of in-tent to collect attorney's fees having hear given)

having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of

record superior to the Security Deed first set out above.
Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A., as Trustee for Bear Stearns Asset Backed Securities I Trust 2006-HE3, Asset-Backed Certificates, Series 2006-HE3 is the holder of the Se-

curity Deed to the property in accordance with OCGA § 44-14-162.2 The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing

LLC, 6200 S. Quebec St., Greenwood Village, CO 80111, 800-306-6059. To the best knowledge and belief of the undersigned, the party in possession of

the property is Agnes Adu or a tenant or tenants and said property is more commonly known as 3535 Grovecrest Way, Duluth, Georgia 30096.

subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the

Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A., as Trustee for Bear Stearns Asset Backed Securities | Trust 2006-HE3, Asset-Backed Certificates, Series 2006-

HE3
as Attorney in Fact for
Agnes Adu
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net **EXHIBIT A** All that tract or parcel of land lying and being in Land Lot 292, of the 6th District of Gwinnett County, Georgia being Lot 164, Block A, Unit Five, as per plat recorded in Plat Book 70, Page 268, Gwinnett County Records which plat is incorporated

herein and made a part hereof by reference. MB/ca 2/1/22 Our file no. 21-05928GA -

FT7 950-5037 1/5 12 19 26 2022 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Danielle E Richie to Delta Community Credit Union, dated August 23, 2016, recorded in Deed Book 54535, Page 378, Gwinnett County, Georgia Records, conveying the after-described proacht to secure 2 Scribed property to secure a
Note in the original principal
amount of THREE HUNDRED FIFTY THOUSAND
AND 0/100 DOLLARS

(\$350,000.00), with interest thereon as set forth therein, there will be sold at public

#### **FORECLOSURE FORECLOSURE**

outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in February, 2022, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

HEREOF
The debt secured by said
Security Deed has been and
is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law including Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property will be sold

not required by law to nego

itate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION.

OBTAINED MAY BE USED FOR THAT PURPOSE.

PHH MORTGAGE CORPO-RATION, as Attorney-in-Fact

MARIA CIVIDANES-DURAN

Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112

Firm File No. 21-085033

sale contained in the Securi ty Deed executed by KEN-NETH B. HARDEN SR. to LIVE WELL FINANICAL, INC.

hidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of

sale, on February 01, 2022,

the property in said Security

Deed and described as fol-

Deed and Sales of the County of Georgia, and is De-

GEORGIA, AND IS DE-SCRIBED AS FOLLOWS: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 258 OF THE 7TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 2, BLOCK A, MAGNOLIA VILLAGE, AS PER PLAT RECORDED IN PLAT BOOK 120, PAGE 189, GWINNETT COUNTY, GEORGIA RECORDS. WHICH

GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

PARCEL ID: R7258-373

COMMONLY KNOWN

POWER

subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restriction covenants, and matters record superior to the Secu-rity Deed first set out above. Delta Community Credit Union is the holder of the Security Deed to the proper-ty in accordance with OCGA § 44-14-162.2. The entity that has full au-thority to proportions among

the entity time task unit and the thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Delta Community Credit Union, 315 North Highway 74, Peachtree City, GA 30269, 800-544-3328.

To the best knowledge and belief of the undersigned, the party in possession of the property is Danielle E Richie or a tenant or tenants and said property is more commonly known as 1520 Carrington Court, Lawrenceville, **Georgi**a

**30044.** 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 belder of the convirt deed. holder of the security deed. Delta Community Credit

Union
as Attorney in Fact for
Danielle E Richie McCalla Raymer Leibert Pierce, LLC

Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOTS 75
AND 76 OF THE 5TH DISTRICT OF GWINNETT
COUNTY, GEORGIA, BEING
LOT 23, BLOCK G OF FLOWERS CROSSING AT THE
MILL SUBDIVISION, AS PER ERS CROSSING AT THE MILL SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 75, PAGE 215, IN THE OFFICE OF CLERK OF SUPERIOR COURT GWINNETT COUNTY, GEORGIA, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION.

MR/ca 2/1/22 Our file no. 21-05966GA - FT17

950-58123 1/5 12 19 26 2022 STATE OF GEORGIA COUN-TY OF GWINNETT

NOTICE OF SALE UNDER

POWER Pursuant to the power of sale contained in the Security Deed executed by MARIA CIVIDANES-DURAN to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR LIBERTY HOME EQUITY SOLUTIONS, INC., its

SOLUTIONS, INC., its cessors or assigns, in the original principal amount of \$202,500.00 dated December 31, 2013 and cember 31, 2013 and recorded in Deed Book 52750, Page 343, Gwinnett County records, said Securi-ty Deed being last trans-ferred to PHH MORTGAGE Terried to PHH MONTGAGE
CORPORATION in Deed
Book 57470, Page 573,
Gwinnett County records,
the undersigned will sell at
public outcry to the highest
bidder for cash, before the

Courthouse door in said County, or at such other place as lawfully designated within the legal hours of sale, on February 01, 2022, the property in said Security. Deed and described as fol-

lows:
THE LAND DESCRIBED
HEREIN IS SITUATED IN
THE STATE OF GEORGIA,
COUNTY OF GWINNETT,
AND IS DESCRIBED AS FOL-

LOWS
ALL THAT TRACT AND
PARCEL OF LAND LYING
AND BEING IN LAND LOT 74
OF THE 7TH DISTRICT OF
GWINNETT COUNTY, GEOR-LOWS GIA. BEING LOT 59. BLOCK GIA, BEING LOT 59, BLUOR A, UNIT ONE, WESTFIELD SUBDIVISION, AND BEING IMPROVED PROPERTY KNOWNS AS 1700 WEST-FIELD COURT, ACCORDING TO THE PRESENT SYSTEM 10 THE PRESENT SYSTEM
OF NUMBERING HOUSES IN
AND AROUND THE CITY OF
LAWRENCEVILLE, GEORGIA, AND AS SHOWN ON
PLAT BOOK 63, PAGE 24,
GWINNETT COUNTY, GEORGIA RECORDS, WHICH GWINNETT COUNTY, GEUH-GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF FOR A MORE COMPLETE DESCRIPTION. PARCEL NUMBER(S):

R7074 217 Said property being known as: 1700 WESTFIELD

as: 1/00 WESTFIELD COURT, LAWRENCEVILLE, GA 30043 To the best of the under-signeds knowledge, the par-ty or parties in possession of said property is/are of said property is/are MARIA CIVIDANES-DURAN

or tenant(s).

The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of de-fault, failure to pay the in-debtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees have

to collect attorneys fees havto collect attorneys fees nav-ing been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restric-tions, covenants, and mat-ters of record superior to the Security Deed first set out

above Said sale will be conducted subject to the following: (1)

# **FORECLOSURE**

ETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I, conveying not prohibited under the U.S. Bankruptcy Code; and (2) fithe after-described property nal confirmation and audit of the status of the loan with to secure a Note in the origin al principal amount of 138,471.00, with interest at the holder of the Security Deed.
The name, address, and the rate specified therein, there will be sold by the untelephone number of the individual or entity who has dersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as desig-nated by Order of the Supefull authority to negotiate, amend, and modify all terms of the mortgage is as follows: PHH Mortgage Corporation 1 Mortgage Way Mount Laurel, NJ 08054 866-503-5559 rior Court of said county) nor court of said county), within the legal hours of sale on February 1, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is

property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 336 OF
THE 7TH DISTRICT, GWIN-

950-58117 1/5 12 19 26 STATE OF GEORGIA COUN-TY OF GWINNETT

NOTICE OF SALE UNDER Pursuant to the power of in the original principal amount of \$495,000.00 dated May 11, 2018 and recorded in Deed Book 55898, Page 73, Gwinnett County records, said Security Deed being last trans-ferred to REVERSE MORTferred to REVERSE MORI-GAGE FUNDING LLC in Deed Book 59480, Page 00717, Gwinnett County records, the undersigned will sell at public outcry to the highest

tent to collect attorneys fees having been given). Said property is commonly known as 6050 April Dr., Sugar Hill, GA 30518 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are):
Melody Millett or tenant or
tenants.
Carrington Mortgage Services, LLC is the entity or in-

dividual designated who shall have full authority to

mend or modify the terms of the loan.

COMMONLY KNOWN AS
4413 MAGNOLIA CLUB
DRIVE, SUGAR HILL, GA
30518 HOWEVER, BY
SHOWING THIS ADDRESS
NO ADDITIONAL COVERAGE
IS PROVIDED
BEING THE SAME PROPRETY CONVEYED TO KENNETH B. HARDEN, SR.
FROM REALMARK SCB, LLC
BY WARRANTY DEED DATED MARCH 27, 2009 AND
RECORDED APRIL 1, 2009
AMONG THE LAND
RECORDS OF GWINNETT
COUNTY, STATE OF GEORGIA IN BOOK 49385, PAGE
254. Said property being known DR SUGAR HILL, GA 30518

To the best of the undersigneds knowledge, the party or parties in possession of said property is/are KENNETH B. HARDEN SR. or tenant(s). The debt secured by said

Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for 21-095072 - SaH

the purpose of paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees having been

given). Said property will be sold Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, brances, zoning ordinances restrictions, covenants, and matters of record superior to the Security Deed first set

out above. Said sale will be conducted subject to the following: (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 The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as fol-

Compu-Link Corporation 101 W. Louis Henna Blvd., Suite 450 Austin, TX 78728 1-866-

654-0020 Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is

above individual of eithigh and required by law to negotiate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION. OBTAINED MAY BE USED FOR THAT PURPOSE. REVERSE MORTGAGE FUNDING LLC, as Attorney-

in-Fact for KENNETH B. HARDEN SR. Robertson, Anschutz, Schneid. Crane & Partners. PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 21-095072 -

21-095072 – SaH 950-58142 1/5 12 19 26 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUN-Pursuant to the Power of

Sale contained in a Security Deed given by Melody Millett to Mortgage Electronic Reg-istration Systems, Inc., as grantee, as nominee for Platgrantee, as florinities for Fraintinum Mortgage, Inc., its successors and assigns dated 6/6/2008 and recorded in Deed Book 48923 Page 342 Gwinnett County, Georgia records; as last transferred to or acquired by WILMING-TON SAVINGS FUND SOCI-

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failsible events of default, fall-ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees tent to collect attorneys fees having been given).
Said property is commonly known as 4260 Hidden Meadow Cir, Sugar Hill, GA 30518 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Santos I. Mejia or tenant or tenants.
Carrington Mortgage Ser-

Wednesday of said month), the following described THE 7TH DISTRICT, GWIN-NETT COUNTY, GEORGIA BEING LOT 27, BLOCK A, RICHLAND CROSSING, AS PER PLAT RECORDED IN PLAT BOOK 91, PAGE 80-81, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORAT-ED HEREIN AND MADE REF-ERENCE HERETO. This sale will be made sub-

This sale will be made sub-

which case being the first

ject to any right of the United States of America to redeem the hereinabove described property within 120 days from the sale date aforesaid, in order to extribute the control of the cont in order to satisfy certain outstanding federal tax liens.
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failsible events of default, fall-ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the sale will be inade for in-purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of in-tent to collect attorneys fees having hear given)

shain lade full adhiroling homegotiate, amend and modify all terms of the mortgage.
Carrington Mortgage Services, LLC
1600 South Douglass Road
Suite 200-A

Suite 200-A
Anaheim, CA 92806
(800) 561-4567
Note, however, that such
entity or individual is not required by law to negotiate,

of the loan.
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) unpaid water
or sewage bills that constitute a lien against the property whether due and

erty whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing au-thority, (d) any matters which might be disclosed by an accurate survey and in spection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of

record superior to the Security Deed first set out above.
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 hold er 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 on-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confir-

mation and audit of the sta-Infation and addit of the satus of the loan as provided immediately above.
WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I

MORIGAGE LOAN INUST as agent and Attorney in Fact for Melody Millett Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7837 994-7637

994-7637.
2191-2159A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 2191-2159A 950-57370 1/5 12 19 26

## 2022 NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of

Sale contained in a Security Deed given by Santos I. Mejia to Wells Fargo Bank, N.A. dated 10/2/2015 and N.A. dated 10/2/2015 and recorded in Deed Book 53860 Page 0284 and modified at Deed Book 56160 Page 676 Gwinnett County, Georgia records; as last transferred to or acquired by WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MODETGAGE LOAN TRUST MORTGAGE LOAN TRUST I, conveying the after-described property to secure a Note in the original principal amount of \$122,735.00, with amount of \$122,735.00, 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 Courtfor cash before the Courthouse door of Gwinneth County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on February 1, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following

GIA RECORDS, WHICH RECORDED PLAT IS INCOR-

ING KNOWN AS 4260 HID-DEN MEADOWS CIRCLE AC-

DEN MEADUW SHITCLE AU-CORDING TO THE PRESENT SYSTEM OF NUMBERING IN GWINNETT COUNTY, GEOR-GIA. SUBJECT TO ANY EASEMENTS OR RESTRIC-TIONS OF RECORD.

having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the said month), the following property, any assessments, liens, encumbrances, zoning described property:
ALL THAT TRACT OR PAR-CEL OF LAND LYING AND ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. ALL HALL HACT OR PART-CEL OF LAND LYING AND BEING IN LAND LOT 257 OF THE 7TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 8, BLOCK B, COUNTRY MEADOWS SUB-DIVISION AS Specialized Loan Servicing LLC is the holder of the Se-

lowing described property: SEE EXHIBIT A ATTACHED

HERETO AND MADE A PART

HEREOF
The debt secured by said
Security Deed has been and

security beed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note

and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law including

Deed and by law, including attorney's fees (notice of intent to collect attorney's fees

curity Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full au-DIVISION, AS
PER PLAT RECORDED IN
PLAT BOOK 42, PAGE 193,
GWINNETT COUNTY, GEORthe entity that has full ad-hority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Greenwood Village, CO 8011, 800-306-6059. PORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIP-TION. SAID PROPERTY BE-

To the best knowledge and To the best knowledge and belief of the undersigned, the party in possession of the property is Susan T. Mc-Graw, Walker T. McGraw and Six Eight Capital Invest-ments, LLC or a tenant or tenants and said property is

# **FORECLOSURE**

more commonly known as 1385 Maple Ridge, Suwanee, Georgia 30024. The sale will be conducted

subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed.
Specialized Loan Servicing
LLC

as Attorney in Fact for Walker McGraw and Susan McGraw McCalla Raymer Leibert

Miccalla Haymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

All that tract or parcel of land lying and being in the city limits of Suwanee in Land Lot 198 of the 7th Dis-Land Lot 196 of the 7th Dis-trict of Gwinnett County, Georgia, being Lot 64, Block A of Maple Ridge Subdivi-sion - Unit Four, as more particularly shown and delin-Carrington Mortgage Ser-vices, LLC is the entity or ineated on that certain Plat recorded at Plat Book 35, Page 184, Gwinnett County, vices, LLC is the entity of individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. Carrington Mortgage Services, LLC 1600 South Douglass Road Suite 200.0 Georgia records, which Plat is incorporated herein by this reference and made a part hereof.

MR/meh 2/1/22

Our file no. 51077712 - FT7

950-57348 1/5 12 19 26

Note, however, that such entity or individual is not re-NOTICE OF SALE UNDER entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are alien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the prop-POWER GEORGIA, GWINNETT COUNTY
THIS IS AN ATTEMPT TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE.

Under and by virtue of the Under and by virtue of the Power of Sale contained in a Security Deed given by Taira Elizabeth Duncan to Mortage Electronic Registration Systems, Inc., as grantee, as nominee for Homestar Figure 10 Care of Corporation. tute a nen against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and innancial Corp., a Corporation, its successors and assigns, dated April 10, 2012, recorded in Deed Book 51401, Page 884, Gwinnett County, spection of the property, and (e) any assessments, liens, encumbrances, zoning ordi-Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 53769, Page 659, Gwinnett County, Georgia Records, as Let transferred to Lewison covenants, and matters or record superior to the Security Deed first set out above. 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 states. last transferred to Lakeview

Loan Servicing, LLC by assignment recorded in Deed Book 52954, Page 528, Gwinnett County, Georgia Records, conveying the afrecords, conveying the and ter-described property to se-cure a Note in the original principal amount of ONE HUNDRED NINETY-SIX THOUSAND EIGHT HUN-DRED SEVENTY-NINE AND 0/100 DILARS tus of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-DOLLARS (\$196,879.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett

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

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

as provided in the Security Deed and by law, including attorney's fees (notice of in-tent to collect attorney's fees

mation and addit of the sta-tus of the loan as provided immediately above. WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal bours of sole TRUSTEE OF STANWICH within the legal hours of sale on the first Tuesday in February, 2022, the follow-MORIGAGE LUAN TRUST I as agent and Attorney in Fact for Santos I. Mejia Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lett. Carries 3035, 1440. reordary, 2022, the follow-ing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said

lanta, Georgia 30305, (404) 994-7637. 2191-2323A THIS LAW FIRM MAY ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-

FORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 2191-2323A 950-57613 1/5 12 19 26 2022 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT

COUNTY THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be Under and by virtue of the Power of Sale contained in a disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of Walker McGraw and Susan McGraw to Mortgage Elec-tronic Registration Systems. Ironic Registration Systems, Inc., as grantee, as nominee for Taylor, Bean & Whitaker Mortgage Corp., its succes-sors and assigns, dated De-cember 20, 2002, recorded record superior to the Security Deed first set out above. rity Deed first set out above.
Lakeview Loan Servicing,
LLC is the holder of the Security Deed to the property
in accordance with OCGA §
44-14-162.2. in Deed Book 30424, Page 94, Gwinnett County, Georgia Records and as rerecorded in Deed Book 42965, Page 209, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 52489, Page 347, Gwinnett County, Georgia Records, as last transferred to Specialized Loan Servicin Deed Book 30424 Page The entity that has full au-The entity trust has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: M&T Bank, One Fountain Plaza, Buffalo, NY 14203, 800-724-1633. To the best knowledge and belief of the undersigned, the party in possession of the property is Taira Elizabeth Duncan or a tenant or Records, as last transferred to Specialized Loan Servicing LLC by assignment recorded in Deed Book 57495, Page 881, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SEVENTY-FOUR THOUSAND EVENTY-FOUR THOUSAND DOLLARS (\$174,500.00), tenants and said property is more commonly known as DOLLARS (\$174,500.00), with interest thereon as set

more commonly known as 3181 Rock Port Cir, Nor-cross, Georgia 30092.

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 con-firmation and audit of the status of the loan with the with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in February, 2022, the following described property: holder of the security deed. Lakeview Loan Servicing,

LLC as Attorney in Fact for Taira Elizabeth Duncan McCalla Raymer Leibert Pierce, LLC

1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A All that tract or parcel of

land lying and being in Land Lot 286 of the 6th District, County, Georgia, being Lot 33, Medlock Trace Subdivision, as per plat recorded in Plat Book 123, Page 189 and revised Plat recorded in Plat Book 126, Page 289, Gwinnett County, County County, County Page 230, Gwinnett County, Georgia Records, which recorded plat is incorporated herein by this reference and made a part of this descrip-tion. Said property being known as 3181 Rock Port Circle according to the present system of number

easements or restrictions of MR/ca 2/1/22 Our file no. 5245814 - FT5 950-57352 1/5 12 19 26

2022

ing property in Gwinnett

County, Georgia. Parcel ID Number:. Subject to any

NOTICE OF SALE UNDER POWER GEORGIA. GWINNFTT COUNTY
THIS IS AN ATTEMPT TO
COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT

PURPOSE.
Under and by virtue of the Power of Sale contained in a Power of Sale contained in a Security Deed given by Freddy Martinez to Mortgage Electronic Registration Systems, Inc., as nominee for Taylor, Bean & Whitaker Mortgage Corp., its successors and assigns, dated November 17, 2006, recorded in Deed Book 47435, Page 822 Evinpatt County. ed in Deed Book 4/435, Page 622, Gwinnett County, Georgia Records, as last transferred to Carrington Mortgage Services, LLC by assignment recorded in assignment recorded in Deed Book 53563, Page 719,

Gwinnett County, Georgia Records, conveying the af-ter-described property to secure a Note in the origina principal amount HUNDRED FIF unt of ONE FIFTY-THREE HUNDRED FIFTY-THREE THOUSAND FIVE HUNDRED EIGHTY-NINE AND 0/100 DOLLARS (\$153,589.00), with interest thereon as set

**FORECLOSURE** 

forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawat such place as hildy be say an alter-native, within the legal hours of sale on the first Tuesday in February, 2022, the fol-lowing described property: SEE EXHIBIT A ATTACHED

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failsible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of inattorney's rees (notice of in-tent to collect attorney's fies-having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but

not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Secutivity Deed first set out above. Carrington Mortgage Services, LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend

and modify all terms of the mortgage with the debtor is: Carrington Mortgage Services, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806, 800-561-4567. To the best knowledge and belief of the undersigned, the party in possession of the property is Freddy Martinez and Juan Francisco Almendarez or a tenant or tenants and said property is more commonly known as 2181 Hollywood Dr.

Lawrenceville, 30044. 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

Georgia

Carrington Mortgage Services, LLC
as Attorney in Fact for Freddy Martinez McCalla Raymer Leibert

Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A All that tract or parcel of An that tract of parcer of land lying and being in Land Lot 48 of the 5th District of Gwinnett County, Georgia, being Lot 3, Block E, The Moorings at River Park, Unit One, as per plat recorded in Plat Book 54, Page 13, Gwinnett County records, which plat is incorporated herein by this reference and

made a part hereof for a more complete description MR/ca 2/1/22 Our file no. 5361910 -

950-57318 1/5 12 19 26 2022 NOTICE OF SALE UNDER GEORGIA, **GWINNETT** COUNTY THIS IS AN ATTEMPT TO

COLLECT A DEBT. ANY IN

WILL BE USED FOR THAT

PURPOSE.
Under and by virtue of the
Power of Sale contained in a
Security Deed given by Katie
V Forsythe to MetLife Home Loans, a division of MetLife Bank, N.A., dated October Bank, N.A., dated October 23, 2008, recorded in Deed Book 49174, Page 818, Gwinnett County, Georgia Records, as last transferred to Bank of America, N.A. by assignment recorded in Deed Book 55647, Page 749, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TITO principal amount of TWO HUNDRED THIRTEEN THOUSAND AND IHOUSAND AND 0/100 DOLLARS (\$213,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be law-

in February, 2022, the fol-lowing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART **HEREOF** The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees

fully designated as an alter-native, within the legal hours

of sale on the first Tuesday

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable) not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of executed superior to the Security of the secu covenants, and matters of record superior to the Security Deed first set out above. Bank of America, N.A. is Bank of America, N.A. is Deed to the property in accordance with OCGA § 44-14-162.2.

having been given).

The entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is: PHH Mortgage Corporation, 14405 Walters Road, Suite 200, Houston, TX 77014, 866-503-5559. To the best knowledge and belief of the undersigned,

the party in possession of the property is Katie V Forsythe and Estate of Katie V Forsythe or a tenant or tenants and said property is more commonly known as 4153 Wellington Hills Dr, Snellville, Georgia 30039. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the