FORECLOSURE

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) fi nal confirmation and audit of the status of the loan with the holder of the Security

Deed.
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-

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

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

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 OBTAINED MAY BE USED FOR THAT PURPOSE.
REVERSE MORTGAGE FUNDING LLC, as Attorney-

KENNETH B. HARDEN SR. Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, ĞA 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-

Sale contained in a Security Deed given by Melody Millett to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Platinum Mortgage, Inc., its successions and statement of the systems of the s cessors 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-FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I, conveying the after-described property to secure a Note in the original principal amount of \$138,471.00, 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 (or such other area as design (or such other area as design-nated by Order of the Supe-rior 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), following described

property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 336 OF THE 7TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 27, BLOCK A, RICHLAND CROSSING, AS RICHLAND CHOSSING, AS PER PLAT RECORDED IN PLAT BOOK 91, PAGE 80-81, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORAT-ED HEREIN AND MADE REF-EPENICE HERETO

ED HEREIN AND MADE REF-ERNCE HERETO.

This sale will be made sub-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 satisfy certain outstanding federal tax liens. The debt secured by said The debt secured by said Security Deed has been and is hereby declared due because of, among other pos-sible events of default, failas 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, a provided in the Security. as provided in the Security Deed and by law, including

Deed and by law, including attorneys fees (notice of intent 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 bellied the undersigned, the party the undersigned, the party (or parties) in possession of the subject property is (are): Melody Millett or tenant or

Carrington Mortgage Services, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. Carrington Mortgage Ser-

Carrington Mortgage Services, LLC
1600 South Douglass Road
Suite 200-A
Anaheim, CA 92806
(800) 561-4567
Note, however, that such
entity or individual is not required by law to negotiate,
amend or modify the terms
of the loan.
Said property will be sold

Said property will be sold subject to: (a) any outstanding ad valorem taxes (ining 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 payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority. thority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordi-

nances, restrictions, covenants, and matters of coverants, 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. Bankrupt-cy Code; and (2) final confir-mation and audit of the sta-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 certain procedures regarding the rescission of judicial and non-judicial 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

tus of the loan as provided immediately above.
WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I as agent and Attorney in Fact for Melody Millett Aldridge Pite, LLP, 15 Piedmort Carter, 3578 Piedmont.

mont Center, 3575 Piedmont Road, N.E., Suite 500, Atnta, Georgia 30305, (404)

994-7637. 2191-2159A THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO

FORECLOSURE

COLLECT A DEBT. ANY INFORMATION 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
recorded in Deed Book
53860 Page 0284 and modified at Deed Book 56160 Page 676 Gwinnett County Page 676 Gwinnett County, Georgia records; as last transferred to or acquired by WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I, conveying the after-described property to secure a Note in the original principal amount of \$122,735.00, with interest at the rate specified interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Court-house door of Gwinnett 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 unanth Tuesday of said month un-less said date falls on a Fed-

eral Holiday, in which case being the first Wednesday of said month), the following described property: ALL THAT TRACT OR PAR-ALL THAT TRACT OR PAR-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 PER PLAT RECORDED IN PLAT BOOK 42, PAGE 193, GWINNETT COUNTY, GEORGIA RECORDS. WHICH

GIA RECORDS, WHICH RECORDED PLAT IS INCOR-PORATED HEREIN BY THIS PORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION. SAID PROPERTY BEING KNOWN AS 4260 HIDDEN MEADOWS CIRCLE AC-CORDING TO THE PRESENT SYSTEM OF NUMBERING IN GWINNETT COUNTY, GEOR-GIA. SUBJECT TO ANY EASEMENTS OR RESTRIC-

TIONS OF RECORD. 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 attorneys fees (notice of in-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 under-signed, the party (or parties) in possession of the subject property is (are): Santos I. Mejia or tenant or tenants. Carrington Mortgage Services, LLC is the entity or individual designated who

all terms of the mortgage Carrington Mortgage Services, LLC
1600 South Douglass Road
Suite 200-A
Anaheim, CA 92806 Ser-

shall have full authority to negotiate, amend and modify

(800) 561-4567 Note, however, that such 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 outstand-ing ad valorem taxes (in-cluding taxes which are a but not vet due and payable), (b) unpaid water or sewage bills that constitute a lien against the prop-erty whether due and payable or not yet due and payable and which may not he of record (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record surgicing to the Secu-

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. Bankrupt-cy Code; and (2) final confirmation and audit of the status of the leave with the bald. 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 certain procedures regarding the rescission of judicial and non-iudicial salés in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the sta-

tus of the loan as provided immediately above.
WILMINGTON SAVINGS
FUND SOCIETY, FSB, AS
TRUSTEE OF STANWICH
MORTGAGE LOAN TRUST I as agent and Attorney in Fact for Santos I. Mejia Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404)

2191-2323A THIS LAW FIRM MAY BE 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 GWINNETT COUNTY

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

PURPOSE. PURPOSE.
Under and by virtue of the
Power of Sale contained in a
Security Deed given by
Walker McGraw and Susan
McGraw to Mortgage Electronic Registration Systems, tronic Registration Systems, inc., as grantee, as nominee for Taylor, Bean & Whitaker Mortgage Corp., its successors and assigns, dated December 20, 2002, recorded in Deed Book 30424, Page 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 Gwinnett County, Georgia Records, as last transferred to Specialized Loan Servic to specialized Loan Servic-ing LLC by assignment recorded in Deed Book 57495, Page 881, Gwinnett County, Georgia Records, conveying the after-de-

scribed property to secure a

FORECLOSURE

amount of ONE HUNDRED SEVENTY-FOUR THOUSAND FIVE HUNDRED AND 0/100 DOLLARS DOLLARS (\$174,500.00) 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 GWINNET COUNTY, GEOFGIA, OF 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 The debt secured by said Security Deed has been and is 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 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

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

Specialized Loan Servicing
LLC is the holder of the Security Deed to the property
in accordance with OCGA §
44-14-162.2.
The entity that has full auhority to expeciate amond 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 Susan T. McGraw, Walker T. McGraw, Walker T. McGraw and Six Eight Capital Investments, LLC or a tenant or tenants and said property is 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-To the best knowledge and

cy 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

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

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 District of Gwinnett County,
Georgia, being Lot 64, Block
A of Maple Ridge Subdivision - Unit Four, as more
particularly shown and delineated on that certain Plat eated on that certain Plat recorded at Plat Book 35, Page 184, Gwinnett County, orgia records, which Plat incorporated herein by s reference and made a

MR/meh 2/1/22 Our file no. 51077712 -FT7

950-57348 1/5 12 19 26 NOTICE OF SALE UNDER POWER POWER
GEORGIA, GWINNETT
COUNTY
THIS IS AN ATTEMPT TO
COLLECT A DEBT. ANY INFORMATION OBTAINED

FORMATION OBTAINED WILL BE USED FOR THAT Under and by virtue of the Power of Sale contained in a Security Deed given by Taira Security Deed given by Taira Elizabeth Duncan to Mort-gage Electronic Registration Systems, Inc., as grantee, as nominee for Homestar Fi-nancial Corp., a Corporation,

its successors and assigns, dated April 10, 2012, record-ed in Deed Book 51401. dated April 10, 2012, recorded in Deed Book 51401, Page 884, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 53769, Page 559, Gwinnett County, Georgia Records, as last transferred to Lakeview Loan Servicing, LLC by assignment recorded in Deed Loan Servicing.

signment recorded in Eagle Book 52954, Page 528, Servicinett County, Georgia Training the af-Bŏok 52954, Page 528, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED NINETY-SIX THOUSAND EIGHT HUNDRED SEVENTY-NINE AND 0/100 DOLLARS (\$196,879.00), with interest there will be sold at public thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such

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

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 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 begins been 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. Lakeview Loan Servicing LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authe entity that last blu 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

belief of the undersigned the party in possession of the property is Taira Eliza-beth Duncan or a tenant or tenants and said property is more commonly known as 3181 Rock Port Cir, Norcross. Georgia 30092.

FORECLOSURE FORECLOSURE

subject (1) to confirmation that the sale is not prohibitat such place as may be law-fully designated as an alter-native, within the legal hours ed under the U.S. Bankrupted under the U.S. Bankrupt-cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Lakeview Loan Servicing, of sale on the first Tuesday in February, 2022, the fol-lowing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

HEREOF as Attorney in Fact for
Taira Elizabeth Duncan
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road The deht secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-Roswell, GA 30076 ure to pay the indebtedness as and when due and in the www.foreclosurehotline.net EXHIBIT A manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the All that tract or parcel of land lying and being in Land Lot 286 of the 6th District, Gwinnett County, Georgia,

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 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 230, Gwinnett County, Coornia Percents which 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). Page 230, Gwinnett County, Georgia Records, which recorded plat is incorporated herein by this reference and made a part of this description. Said property being known as 3181 Rock Port Circle according to the present system of numbering property in Gwinnett County, Georgia. Parcel ID Number.. Subject to any easements or restrictions of 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 proceed superior to the Security of the second superior to the Security of th easements or restrictions of record superior to the Secu-rity Deed first set out above. Bank of America, N.A. is rity Deed first set out above.
Bank of America, N.A. is
the holder of the Security
Deed to the property in accordance with OCGA § 44-

14-162.2.

MR/ca 2/1/22 Our file no. 5245814 – FT5 950-57352 1/5 12 19 26

NOTICE OF SALE UNDER GWINNETT GEORGIA. 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 Freddy Martinez to Mortgage Electronic Registration Sys-Electronic Registration Sys-tems, Inc., as nominee for Taylor, Bean & Whitaker Mortgage Corp., its succes-sors and assigns, dated November 17, 2006, record-ed in Deed Book 47435, Page 622, Gwinnett County, Coordia Peopords as let Georgia Records, as last transferred to Carrington Mortgage Services, LLC by Mortgage Services, LLC by assignment recorded in Deed Book 53563, Page 719, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FIFTY-THREE THOUSAND FIVE HUNDRED FIGHTY-MINE AND 0,000 EIGHTY-NINE AND 0/100 DOLLARS (\$153,589.00), 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 lawfully designated as an alternative, 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 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 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). not vet due and pavable). any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, covenants, and matters of

record superior to the Secu-rity Deed first set out above. Carrington Mortgage Ser-vices, 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 Marinez and Juan Francisco Almendarez or a tenant or tenants and said property is more company to the property is more company to the property is the property in the property in the property is the property in the property in the property is the property in the property in the property in the property is the property in more commonly known as 2181 Hollywood Dr, Lawrenceville, Georgia 30044. 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 Carrington Mortgage Services, LLC

vices, 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 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.

Our file no. 5361910 - FT17

950-57318 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

WILL BE USED FOR THAI 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 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 TWO principal amount of TWO HUNDRED THIRTEEN HUNDRED THIRTEN
THOUSAND AND 0/100
DOLLARS (\$213,000.00),
with interest thereon as set
forth therein, there will be
sold at public outcry to the highest hidder for cash hefore the courthouse door of

FORECLOSURE

the party in possession the property is George Greene and George Green or a tenant or tenants and said

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

The right, if any, of The United States of America to redeem said land within 120 days from the date of the foreclosure sale held on February 1, 2022, as provided for by the Federal

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 componly known as more commonly known as 4153 Wellington Hills Dr, 2022 Also weilington finis Dispersion for Spellville, 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 confirmation and suddit of the cy coue and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Bank of America, N.A. as Attorney in Fact for Katle V Forsythe

Adle v Forsytne McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

All that certain lot or parcel of land situate in the County of Gwinnett, State of Georgia, and being more particularly described as follows: Being in Land Lot 54 of the 6th District, Gwinnett County, Georgia, being Lot 17 of Block A, Unit No 1, Wellington Hills, as per plat recorded in Plat Book U, Page 229, Gwinnett County Records, which plat is incorporated herein by reference and made a part of hereof, being improved property known as All that certain lot or parcel improved property known as 4153 Wellington Hills Drive,

according to the present system of numbering hous-es in Gwinnett County, Georgia.

Being the fee simple prop Being the fee simple property which, by Warranty Deed dated July 7, 1995, and recorded in the Office of the Register of Deeds of the County of Gwinnett, Georgia, in Book 11621, Page 163, was granted and conveyed by Patricia Eddinger FKA Patricia I. Vanderloop, unto tricia L. Vanderloop unto John T. Forsythe and Katie

/. Forsythe. MR/ca 2/1/22 Our file no. 5448616 - FT17 950-57797 1/5 12 19 26

2022

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 George Greene and Brenda Greene to Long Beach Mortgage Company, dated March 24, 2006, recorded in Deed Book 46377, Page 656, Gwinnett County, Georgia Records, as last transferred to Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage in trust for registered Hold-ers of Long Beach Mortgage Loan Trust 2006-4, Asset-Backed Certificates, Series 2006-4 by assignment recorded in Deed Book 58608, Page 775, Gwinnett County, Georgia Records, conveying the after-de-scribed property to secure a Note in the original principal amount of ONE HUNDRED THREE THOUSAND THREE HUNDRED SIXTY AND 0/100 DOLLARS (\$103,360.00), with interest

0/100 DOLLARS (\$103,360.00), 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 lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in February, 2022, the following described property ing 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 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 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including

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. Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2006-4, Asset-Backed Certificates, Series 2006-4 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, rity Deed first set out above

thority to negotiate, amend, and modify all terms of the 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

known as 2703 Laurel View Drive, Snellville, Georgia 30039.

The sale will be conducted The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2006-4, Asset-Backed Certificates, Series Backed Certificates, Series 2006-4 as Attorney in Fact for George Greene and Brenda

Greene McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A

All that tract or parcel of All that tract or parcel of land lying and being in Land Lot 48 of the 6th District of Gwinnett County, Georgia, being Lot 78, Block F, Griers Mill, Unit III, formerly known as portion of Eastmont Unit as portion of Eastmont Office 2, as per subdivision plat by Benchmark Engineering Corporation, dated July 2, 1985, revised September 9, 1985, recorded at Plat Book 35, Page 285 Cycles Course to Court Office 2, as per subdivision of the September 2015. Page 285, Gwinnett County Records, which plat is made a part of this description by reference thereto, being im-proved property know as 2703 Laurel View Drive.

Lien Act of 1966 (Public Law 89-719). MR/ca 2/1/22 Our file no. 5653314 – FT1 950-57697 1/5 12 19 26

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Secontained in that certain Security Deed from DONALD I.
GORDON to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS INC. AS
GRANTEE, AS NOMINEE FOR
GREENLIGHT FINANCIAL
SERVICES, dated October
30, 2012, recorded November 7, 2012, in Deed Book
51779, Page 838, Gwinnett
County, Georgia Records,
said Security Deed having
been given to secure a Note
of even date in the original
principal amount of One

principal amount of One Hundred Fifteen Thousand and 00/100 dollars (\$115,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to Colonial Savings, F.A., there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in February, 2022, all property described in said Security Deed including but not limited to the following described property. lowing described property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 104 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 24, BLOCK B, PROSPECT MILL, AS PER PLAT RECORDED AT PLAT BOOK 82, PAGE 18, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. Said legal description being control-CEL OF LAND LYING AND

more commonly known as 2146 PROSPECT WALK WAY LAWRENCEVILLE GA NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT GEORGIA, GWINNETT GEORGIA, GWINNETT GEORGIA, GWINNETT GEORGIA GEORGIA GWINNETT GWINN clared due because of Fault under the terms of said Security Deed. The indebt-edness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (no-tice to collect same having been given) and all other payments provided for un-der the terms of the Security Deed. Said property will be sold on an "as-is" basis 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 ittle: any outstanding ad val-orem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; restrictions brances: 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 pos-

to wit: LAWRENCEVILLE session of the property is DONALD L GORDON, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not subject to the sale i TRACT: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 18
OF THE 5TH DISTRICT,
GWINNETT COUNTY, GEORprohibited under the U.S Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to peoplicity to peoplicity. the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: COLONIAL SAVINGS, F.A., Loss Mitigation Dept., 2626 West Freeway, Building B, Fort Worth, TX 76102, Telphone Number: 800-937-6001. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. COLONIAL SAVINGS, F.A. attorney in Fact for DONALD L GORDON THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FED. ERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. COL-21-02349-1 Ad Run Dates 01/15/2022.

Dates 01/05/2022 01/12/2022, 01/19/2022, 01/26/2022

1/5,12,19,26,2022

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Se-curity Deed from JACQUE-LINE LYNETTE KELLY to MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS,
INC., AS GRANTEE, AS
NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL
COMPANY, dated December 6. 2019, recorded December

FORECLOSURE

13, 2019, in Deed Book 57107, Page 141, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Seventy-Four Thousand Nine Hundred and 03 SECONDS WEST 189.55 FEET TO A POINT MARKED BY AN IRON PIN; RUN THENCE ALONG THE LINE OF PROPERTY NOW OR OF PROPERTY NOW OR FORMERLY OWNED BY THOMAS F. KRACHT AND DOROTHY KRACHT, NORTH 02 DEGREES 00 MINUTES 19 SECONDS EAST 270.16 Nine Hundred 19 SECONDS EAST 270.16
FEET TO A POINT ON THE
SOUTH RIGHT OF WAY LINE
OF US, HWY, NO. 29; RUN
THENCE ALONG SAID
RIGHT OF WAY LINE SOUTH
89 DEGREES 07 MINUTES
30 SECONDS EAST 46.95
FEET TO A POINT OF OFFSET IN SAID RIGHT OF
WAY; RUN THENCE SOUTH
00 DEGREES 52 MINUTES
30 SECONDS WEST 15.00
FEET TO A POINT; RUN
THENCE 89 DEGREES 07
MINUTES 30 SECONDS 00/100 dollars (\$274,900.00), with interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to PennyMac Loan Services, LLC, there will be sold at public outcry to the highest bidder for cash at the Gwin-nett County Courthouse, within the legal hours of sale on the first Tuesday in on the first Tuesday in February, 2022, all property described in said Security Deed including but not limited to the following described. FEET TO A POINT; RUN
THENCE 89 DEGREES 07
MINUTES 30 SECONDS
EAST 15.00 FEET TO A
POINT; RUN THENCE
NORTH 00 DEGREES 52
MINUTES 30 SECONDS
EAST 15.00 FEET TO A
POINT ON THE SOUTH
RIGHT OF WAY LINE OF
U.S. HWY. NO. 29; RUN
THENCE ALONG SAID
RIGHT OF WAY LINE SOUTH
RIGHT OF WAY LINE SOUTH ed to the following described property: LL THAT TRACT OR PARCEL OF LAND LYING OR PARCEL OF LAND LYING AND BING IN LAND LOT 235, 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 16, BLOCK BOYNEY, GEORGIA, BEING LOT 16, BLOCK HASE TWO, AS PER PLAT RECORDED IN PLAT BOOK 116, PAGES 28-29, AFORE-SAID RECORDS. Said legal description being controling, however the property is more commonly known as 89 DEGREES OF MINUTES
30 SECONDS EAST 45.72
FEET TO A POINT, WHICH
IS THE TRUE PLACE OR
POINT OF BEGINNING. TOmore commonly known as 1823 WILSON MANOR CIR, GETHER WITH: LAWRENCEVILLE LAWRENCEVILLE, GA 30045. The indebtedness se-cured by said Security Deed has been and is hereby de-TRACT: ALL THAT TRACT
OR PARCEL OF LAND LYING
AND BEING IN LAND LOT 18
OF THE 5TH DISTRICT OF
GWINNETT COUNTY, GEORclared due because of de-OF IHE 51H DISHICU
GWINNETT COUNTY, GEORGIA, CONTAINING 1.401
ACRES AND MORE PARTICULARLY DESCRIBED IN A
PLAT OF SURVEY BY
MICHAEL A. ROYSTON &
ASSOCIATES, DATED JULY
17, 1981, RECORDED AT
PLAT BOOK 22, PAGE 104,
GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT
BEING INCORPORATED
HEREIN BY REFERENCE
FOR A MORE DETAILED DESCRIPTION. PROPERTY BEING MORE COMMONLY
KNOWN AS: 2446
LAWRENCEVILLE HWY, AND
2456 HIGHWAY 29 S (2456
LAWRENCEVILLE HWY),
LAWRENCEVILLE, GEORGIA
30044 In addition, under and fault under the terms of said Security Deed. The indebt-edness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys" fees (notice to collect same having been given) and all other payments provided for under the temps of the Security.

der the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersided the said of the sa dersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or **30044** In addition, under and by virtue of the power of sale contained in the Securinot 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; ty Deed, the undersigned will also sell at public outcry to the highest bidder for cash before the door of the Courtall zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed To the house of Gwinnett County Georgia, immediately follow-ing the sale of the above-de-scribed real property, the following described personal property owned by Elizabeth said Security Deed. To the best of the knowledge and belief of the undersigned, Lahtroop, or her successors-in-title and secured by the Security Deed, to wit: All personal property described in and subject to the Securi-ty Deed, which is hereby inbelief of the undersigned, the owner and party in possession of the property is JACQUELINE LYNETTE KELLY, ESTATE AND/OR HEIRS AT-LAW OF JACQUELINE LYNETTE KELLY, or tenants (s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. appruntry Code and (2) to corporated by this reference. Less and except any fixtures subject to the security inter-est on the above-described real property. The debt secured by the Security Deed hibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to pendiate cured by the Security Deep is evidenced by a Promisso-ry Note dated August 24, 2016, in the original princi-pal amount of Three Hun-dred Eighty-Nine Thousand and No/100 Dollars (\$389,000.00) made by Eliz-abeth Latrop in fayer of authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is:
PennyMac Loan Services,
LLC, Loss Mitigation Dept.,
3043 Townsgate Road, Suite (\$358),000.001 hade by Elica abeth Lantroop in favor of The Brand Banking Compa-ny (as same may have been modified, renewed or amended, the "Note"), plus interest from date on the un-200, Westlake Village, CA 91361. Telephone Number: paid balance until paid, and other indebtedness. Default has occurred and continues under the terms of the Note and Security Deed by reason 1-866-549-3583. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to of, among other possible events of default, the non-payment when due of the in-debtedness evidenced by the negotiate, amend, or modify the terms of the mortgage instrument. PENNYMAC the terms of the mortgage instrument. PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for JACQUELINE LYNETTE KELLY THE BELOW LAW FIRM MAY BE Note and secured by the Security Deed and the failure to comply with the terms and conditions of the Note and Security Deed. By reason of this default, the Security Deed has been declared foreclosable according to its HELD TO BE ACTING AS A
DEBT COLLECTOR, UNDER
FEDERAL LAW. IF SO, ANY
INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE, Attorney Contact: terms. The above-described Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. PNY-21-02816-1 Ad Rub Potto 10 (10/2/000) real property will be sold to the highest and best bidder for cash as the property of Elizabeth Lantroop, the pro-

Dates 01/05/2022, 01/12/2022, 01/26/2022 950-58278 1/5,12,19,26,2022 NOTICE OF SALE UNDER POWER
IN SECURITY DEED
STATE OF GEORGIA
COUNTY OF GWINNETT

Under and by virtue of the Power of Sale contained in the Security Deed from Eliz-abeth Lantroop to The Brand abeth Lantroop to The Brand Banking Company, dated August 24, 2016 and recorded in Deed Book 54539, Page 675, Gwinnett County, Georgia records, (as same may have been modified from time to time, collectively the "Security Deed"); the undersigned will sell at public outcry to the highest and best bidder for cash before the door of the Courthous of Gwinnett County, Georgia, of Gwinnett County, Georgia during the legal hours of sale, on the first Tuesday in February, 2022, the follow-ing described real property,

GIA, CONTAINING 0.878 ACRES, ACCORDING TO A PLAT OF SURVEY FOR ELIZ-AURES, ACCORDING TO A PLAT OF SURVEY FOR ELIZ-ABETH LANTROOP PREPARED BY M. V. INGRAM, ENTERPRISES, INC. (MATTHEW V. INGRAM, GEORGIA REGISTERED LAND SURVEYOR NO. 2288), DATED NOVEMBER 2, 2004, AND MORE PARTICULARLY DESCRIBED ACCORDING TO SAID PLAT AS FOLLOWS: TO LOCATE THE POINT OF BEGINNING, BEGIN AT THE POINT OF INTERSECTION OF THE CENTERLINE OF HUFF DRIVE WITH THE CENTERLINE OF U.S. HWY, NO. 29, AND RUN THENCE WEST ALONG THE CENTERLINE OF U.S. U.S. HWY. NO. 29, AND RUN THENCE WEST ALONG THE CENTERLINE OF U.S. HWY. NO. 29 A DISTANCE OF 279.93 FEET TO A POINT; RUN THENCE SOUTH 00 DEGREES 52 MINUTES 30 SECONDS WEST 45.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF U.S. HWY. 29, WHICH IS THE TRUE PLACE OR POINT OF BEGINNING; FROM SAID BEGINNING POINT AS THUS ESTABLISHED, RUN THENCE ALONG THE LINE OF PROPERTY NOW OR THE ROMERLY OWNED BY BAGGETT ENTERPRISES, SOUTH 16 DEGREES 13 MINUTES 22 SECONDS EAST 155.27 FEET TO AN IRON PIN; RUN THENCE ALONG THE LINE OF PROPERTY NOW OR FORMERLY OWNED BY BAGGETT ENTERPRISES, SOUTH 16 DEGREES OZ MINUTES 26 SECONDS EAST 100.06 FEET TO AN IRON PIN; RUN THENCE ALONG THE LINE OF PROPERTY NOW OR FORMERLY OWNED BY BAGGETT ENTERPRISES, SOUTH 16 DEGREES OZ MINUTES 26 SECONDS EAST 100.06 FEET TO AN IRON PIN; RUN THENCE ALONG THE LINE OF PROPERTY NOW OR FORMERLY OWNED BY SOUTHERNAIRE MUSIC COMPANY & GEMINI ENTERPRISES, LTD., SOUTH 83 DEGREES 00 MINUTES

(678) 384-7005 950-57970 1/5,12,19,26,2022

NOTICE OF SALE

UNDER POWER GEORGIA, GWINNETT COUNTY

highest bidder for cash at

the Gwinnett County Court-

house, within the legal hours

scribed property: ALL TI TRACT OR PARCEL

FORECLOSURE

FORECLOSURE

LAND LOT 14 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA BEING

SHOWN AND DESIGNATED

SHOWN AND DESIGNATED AS LOT 22, BLOCK A, PETTY PLANTATION SUBDIVISION, UNIT ONE, ACCORDING TO A PLAT OF SUBDIVISION RECORDED IN PLAT BOOK

63, PAG COUNTY

PAGE 273, GWINNETT

GOUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED BY REFER-ENCE AND MADE A PART HEREOF, Said legal descripricheof. Said legal descrip-tion being controlling, how-ever the property is more commonly known as 844 SUNNY FIELD LN, LAWRENCEVILLE, GA 30043. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness re maining in default, this sale will be made for the purpose of paying the same, all exattorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the un-dersigned. The sale will also be subject to the following 2456 HWY items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; 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 LETITIA Y. NICOLL, ERIC J. NICOLL, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation that the sale is not prohibited that the sale is not p mation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan though not required by law to do so) is: Fay Servicing, LLC, Loss Mitigation Dept., 425 S. Financial Place, Suite 2000, Chicago, IL 60605 Telephone Number: 800-495-7166. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. MRZ INVENTO-RY TRUST, U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE as Attorney in Fact for LETITIA Y, NICOLL, ERIC J. NICOLL, THE BELOW LAW JEDM MAN JED LEID TO BE J. NICOLL THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COL-LECTOR, UNDER FEDERAL LAW. IF SO, ANY INFOR-MATION OBTAINED WILL FEDERAL FOR THAT THE BE USED FOR THAT PUR BE USED FOR THAT PUR-POSE. Attorney Contact: Ru-bin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No-FAY-20-00067-8 Ad Run Dates 01/05/2022, 01/12/2022, 01/19/2022, 01/26/2022 1/5,12,19,26,2022 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 Se-cure Debt given by ANTHO-NY W RICHARDSON AND JENNIFER D RICHARDSON to WELLS FARGO BANK, N.A. , dated 10/31/2008, , dated 10/31/2008 Recorded or 49151 and Page No. 0186, AS AFFECTED BY BOOK 54715, PAGE 209, GWIN-NETT County, Georgia ceeds to be applied to the payment of said indebted-TT County, Georgia ords, as last assigned to payment of said indepted-ness, attorneys' fees, and the lawful expenses of said sale, all as provided in the Note and Security Deed. The sale shall be subject to the WELLS FARGO BANK, N.A. (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$244,600.00, with interest sale stall be subject to the following: all outstanding ad valorem taxes and/or assessments, if any; possible redemptive rights of the Internal Revenue Service, if any; and all other prior assessments recommended to the following and the following and the following and the following and the following assessments are seen to the following assessments are seen to the following assessments are seen to the following as the following assessments are seen to the following as the foll 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 Courthouse within the legal hours of sale on the first sessments, easements, re-strictions or matters of sessments, easements, re-strictions or matters of record. To the best of the undersigned's knowledge and belief, the real property is presently owned by Elizahours of sale on the first Tuesday in February, 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 183 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 123, BLOCK "A", AVINGTON GLEN THE ARBORS SUBDIVISION (F.K.A. GLENBROOKE COVE), (F.K.A. NEW HOPE ROAD TRACT), AS PER PLAT THEREOF RECORDED IN PLAT BOOK 122, PAGES beth Lantroop. To the best of the undersigned's knowl-edge and belief, the party in possession of the real prop-erty is Elizabeth Lantroop, and tenants holding under her. All personal property will be sold in one lot to the highest and best bidder for cash as the property of Eliza-beth Lantroop, or her suc-cessors-in-title, on an "as is, IN PLAT BOOK 122, PAGES
274 276, GWINNETT COUNTY RECORDS, WHICH PLAT
IS INCORPORATED HEREIN where is" basis and without white is basis and without representation, warranty or recourse, express or implied, of the undersigned, and subject to all matters of record affecting said person-BY REFERENCE. The debt secured by said Deed to Se-cure Debt has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-tive to pay the indebtedness all property, the proceeds to be applied to the payment of said indebtedness, attor-neys' fees and the lawful ex-penses of said sale, all as provided in the Security Deed. Renasant Bank, sucure to pay the indebtedness Deed. Reliasant Balik, Successor by merger to The Brand Banking Company, as Attorney-in-Fact for Elizabeth Lantroop. M. Todd Westfall, Esquire WESTFALL, LLC 4994 Lower Roswell Rd, Ste Mariathy Copyria, 20069. 6 Marietta, Georgia 30068

as and when due and in the 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 provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees tent to collect attorney's fees having been given). WELLS FARGO BANK, N.A. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. WELLS FARGO BANK N.A., acting on behalf of and GWINNETT COUNTY
By virtue of a Power of Sale
contained in that certain Security Deed from LETITIA Y.
NICOLL, ERIC J. NICOLL to
MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS
INC, AS GRANTEE, AS NOMINEE FOR CHAPEL MORTCAGE CORPORATION, dated as necessary, in consultation with WELLS FARGO BANK, N.A. (the current investor on the loan), is the entity with 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 1462.2, WELLS FARGO BANK, N.A. may be contacted at: WELLS FARGO BANK, N.A., 3476 STATEVIEW BLVD., FORT MILL, SC 29715, 800 288 3212. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or GAGE CORPORATION, dated September 8, 2003, recorded September 25, 2003, in Deed Book 35003, Page 49, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Forty-Nine Thousand Eight Hundred and 00/100 dollars is not required to amend or and 00/100 dollars (\$149,800.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to NRZ Inventory Trust, U.S. Bank National Association as trustee, there will be sold at public outcry to the highest bidder for cash at modify the terms of the loan To the best knowledge and belief of the undersigned, the party/parties in posses-sion of the subject property known as 1149 LEYBOURNE COVE, LAWRENCEVILLE, GEORGIA 30045 is/are: AN-THONY W RICHARDSON AND JENNIFER D RICHARD-SON or tenant/tenants. Said property will be sold subject nouse, within the legal nouse of sale on the first Tuesday in February, 2022, all prop-erty described in said Secu-rity Deed including but not limited to the following de-scribed property: ALL THAT

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