FORECLOSURE

BLOCK Á, FALCONCREST NORTH SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK PAGE 287, GWINNETT COUNTY, GEORGE RECORDS, WHICH PLAT INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE

Said property being known s: 2552 RIPPLE WAY, LAWRENCEVILLE, GA 30043 To the best of the under-signeds knowledge, the paror parties in possession of said property is/are RUBEN R PRIETO 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 paying the same and all expenses of sale, including attornevs 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 prop-erty; and (4) any assess-ments, liens, encumbrances, zoning ordinances, restriccovenants, and matters of record superior to the Security Deed first set out

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

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-

Cenlar Federal Savings Bank 425 Phillips Boulevard Ewing, NJ 08618

HEREOF
The debt secured by said 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 matters. Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failterms of the mortgage.
THIS LAW FIRM IS ACTING THIS LAW FIRM IS ACTING
AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION
OBTAINED MAY BE USED
FOR THAT PURPOSE.
AMERIHOME MORTGAGE
COMPANY, LLC, as Attorney-in-fact for RUBEN R
PRIETO
Rebetteen Appellutz 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

Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 20-053785 950-58819 1/26 2/2 9 16

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 THOMAS CHRISTOPHER JOHNSON to MORTGAGE ELECTRONIC REGISTRA-ELECTRONIC REGISTRA-TION SYSTEMS, INC., AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS, its succes-sors or assigns, in the origi-pal principal amount of nal principal amount of \$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, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPA 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 officer place as a wawling ves-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 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 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
s: 1675 RIVERPARK DR,

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 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 hav-

ing been given). Said property will be sold said property will be solve 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 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) 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 individual 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

FORECLOSURE

Firm File No. 20-053798

POWER GEORGIA, COUNTY

950-57782 1/5 12 19 26 2022

NOTICE OF SALE UNDER

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 Don-ald P Petrovich to Mortgage Electronic Registration Sys-

tems, Inc., as grantee, as nominee for Nationstar Mortgage LLC d/b/a Mr.

recorded in Deed Book 56733, Page 243, Gwinnett

County, Georgia Records, as County, Georgia Hecords, as last transferred to MidFirst Bank by assignment record-ed in Deed Book 58966, Page 46, Gwinnett County, Georgia Records, conveying

the after-described property to secure a Note in the origi-

to secure a wore in the original principal amount of ONE HUNDRED SEVENTY-TWO THOUSAND NINE HUNDRED SEVENTY-FIVE AND 0/100 DOLLARS (\$172,975.00), with interest thereon as set forth therein there in the security of the sec

forth therein, there will be sold at public outcry to the highest bidder for cash be-

fore the courthouse door of

Gwinnett County, Georgia, or

at such place as may be law fully designated as an alter-native, within the legal hours of sale on the first Tuesday in March, 2022, the follow-

ing described property: SEE EXHIBIT A ATTACHED

HERETO AND MADE A PART

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), 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.

MidFirst Bank is the holder

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

The entity that has full authorized the security of the security

thority to negotiate, amend,

and modify all terms of the

and modify all terms of the mortgage with the debtor is: Midland Mortgage, a division of MidFirst Bank, 999 N.W. Grand Boulevard Suite 100, Oklahoma City, OK 73118-6116, 800-654-4566.

To the best knowledge and belief of the undersigned, the party in possession of the property is Donald P Petrovich and Estate of Don-

ald Petrovich or a tenant or

tenants and said property is more commonly known as

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

as Attorney in Fact for
Donald P Petrovich
McCalla Raymer Leibert

holder of the security deed. MidFirst Bank

Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

The land hereinafter referred to is situated in the

City of Lawrenceville, County of Gwinnett, State of GA, and is described as follows:

All that tract or parcel of

land lying and being in Land Lot 81 of the 5th District,

Gwinnett County Georgia, and being Lot 10, Block D, of Summerville, Unit Four, as per plat recorded in Plat Book 25, page 11 of Gwin-nett County Records.

nett County Hecords.

Being the same property conveyed from Donald P.

Petrovich to Donald P.

Petrovich and Daniel Winger, as joint tenants with

rights of survivorship by deed dated April 4, 2014 and recorded April 4, 2014 in Book 52855 and Page 640, of official records.

950-58822 1/26 2/2 9 16 23 2022

NOTICE OF SALE UNDER

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

Under and by virtue of 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 Book 47819, Page 125, Gwinnett County, Georgia Records, as 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 HUNDED FIFTY AND 0/100 DOLLARS (\$34,450.00), with interest thereon as set

forth therein, there will be

sold at public outcry to the highest bidder for cash be-fore the courthouse door of Gwinnett County, Georgia, or

at such place as may be law-

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

native, within the legal nours of sale on the first Tuesday in February, 2022, the fol-lowing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A

PART HEREOF

GWINNETT

APN: R5081 256

MR/ca 3/1/22 Our file no. 21-05513GA - FT17

GEORGIA,

COUNTY

PURPOSE.

30046.

imonly kind Sundale bi, Georgia

GWINNETT

The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other posnot required by law to negotiate, amend, or modify the terms of the mortgage.

THIS LAW FIRM IS ACTING IHIS LAW HIRM IS ACTING
AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION
OBTAINED MAY BE USED
FOR THAT PURPOSE.
MORTIGAGE RESEARCH
CENTER, LLC D/B/A VETERANS UNITED HOME LOANS,
MASCOLUB LIMITED. sible events of default failsible events of default, fain-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 A MISSOURI LIMITED LIA-BILITY COMPANY, as Attor-ney-in-Fact for THOMAS CHRISTOPHER JOHNSON attorney's fees (notice of in CHRISTOTTE

Robertson, Ansuruce,
Schneid, Crane & Partners,
Charles Bridge tent to collect attorney's fees PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: (470) 321-

having been given).
Said property will be sold
subject to any outstanding ad valorem taxes (including taxes which are a lien, but 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, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

U.S. Bank Trust National Association, as Trustee, for MEB Loan Trust II is the

FORECLOSURE

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 authority 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 said property is more com-monly known as 795 Morn-ing Creek Ln, Suwanee, Georgia 30024.
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 bedder of the property dead. holder of the security deed.
U.S. Bank Trust National
Association, as Trustee, for
MEB Loan Trust II as Attorney in Fact for
David A Brown and Letetia

McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076

www.foreclosurehotline.net EXHIBIT A

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 214 OF BEING IN LAND LOI 214 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA, BEING LOT 43, BLOCK D. UNIT 3 OF MORN-INGVIEW SUBDIVISION, PHASE B, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 71, PAGE 34, AS REVISED IN PLAT BOOK 80 48 REFORDS OF GWIN-80, 48, RECORDS OF GWIN-NETT COUNTY, GEORGIA RECORDS,

GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIP-TION. Subject to that certain se-

curity deed from David A Brown and Letetia G Brown brown and celetal G Blowle to JPMorgan Chase Bank, N.A., dated June 24, 2013 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 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 Lau-

Security Deed given by Laura Beth Gasiorowski to Mort-Systems, Inc., as grantee, as nominee for Embrace Home 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 Hecords, as last transference to Freedom Mortgage Corporation by assignment recorded in Deed Book 58022, Page 580, Gwinnett County Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE nal principal amount of ONE HUNDRED FIFTY-TWO HUNDRED TIFT-TWO 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 lawat such place as may be lawfully designated as an alter-native, 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 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

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. Freedom Mortgage Corporation is the holder of the

Security Deed to the proper-ty 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 Corpora-tion, 10500 Kinkaid Dr. Ste. 300, Fishers, IN 46037, 855-690-5900. To the best knowledge and

the best knowledge and belief of the undersigned, the party in possession of the property is Laura Beth Gasiorowski or a tenant or tenants and said property is more commonly known as

5075 Edinborough PI, Sugar Hill, Georgia 30518.

The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed 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 Corpoas Attorney in Fact for

FORECLOSURE

Laura Beth Gasiorowski 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 308 of the 7th District, 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 Records, which plat is incor-

Records, which plat is incor-porated herein and made a part hereof by reference. MR/ca 2/1/22 Our file no. 21-05887GA – FT17 950-57316 1/5 12 19 26

2022 NOTICE OF SALE UNDER

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 Under and by virtue of the Power of Sale contained in a

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 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 outcry to the highest bidder 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 February, 2022, the follow-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 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 bytics because in the sale of the sale

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 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 of the securi covenants, and matters or record superior to the Security Deed first set out above. Delta Community Credit Union 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: 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, Georgia

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. Delta Community Credit

as Attorney in Fact for Danielle E Richie 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 LAND LOTS 75
AND 76 OF THE 5TH DISTRICT OF GWINNETT AND 76 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 23, BLOCK G OF FLOWERS 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 APART OF THIS DESCRIP-PART OF THIS DESCRIP-

MR/ca 2/1/22 Our file no. 21-05966GA -950-58123 1/5 12 19 26 2022

STATE OF GEORGIA COUN-TY OF GWINNETT
NOTICE OF SALE UNDER
POWER

POWER
Pursuant to the power of sale contained in the Security Deed executed by MARIA CIVIDANES-DURAN to ty Deed executed by MARIA
CIVIDANES-DURAN to
MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS,
INC. ("MERS") AS NOMINEE
FOR LIBERTY HOME EQUITY SOLUTIONS, INC., tis
successors or assigns, in
the original principal amount
of \$202,500.00 dated December 31, 2013 and
recorded in Deed Book
\$2750, Page 343, Gwinnett
County records, said Security Deed being last transferred to PHH MORTGAGE
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 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-LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF GEORGIA, COUNTY OF GWINNETT, AND IS DESCRIBED AS FOL-HEREIN LOWS
ALL THAT TRACT AND PARCEL OF LAND LYING

PARCEL OF LAND LYING
AND BEING IN LAND LOT 74
OF THE 7TH DISTRICT OF
GWINNETT COUNTY, GEORGIA, BEING LOT 59, BLOCK
A, UNIT ONE, WESTFIELD
SUBDIVISION, AND BEING
MPROVED PROPERTY IMPROVED PROPERTY KNOWNS AS 1700 WEST-FIELD COURT, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN AND AROUND THE CITY OF AND AROUND THE CITY OF LAWRENCEVILLE, GEOR-GIA, AND AS SHOWN ON PLAT BOOK 63, PAGE 24, GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS INCORPORATED

FORECLOSURE

HEREIN BY REFERENCE AND MADE A PART HEREOF FOR A MORE COMPLETE DESCRIPTION. of the mortgage is as follows: NUMBER(S):

taxing authority; (3) any matters which might be dis-

erty; and (4) any assess

ments, 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) 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-

lows:
PHH Mortgage Corporation
Mortgage Way
Mount Laurel, NJ 08054
866-503-5559

Note that pursuant to O.C.G.A. § 44-14-162.2, 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 OBTAINED MAY BE USED FOR THAT PURPOSE.

PHH MORTGAGE CORPO-

RATION, as Attorney-in-Fact

950-58117 1/5 12 19 26

POWER
Pursuant to the power of sale contained in the Security Deed executed by KENNETH B. HARDEN SR. to LIVE WELL FINANICAL, INC.

in the original principal amount of \$495,000.00 dat-ed May 11, 2018 and recorded in Deed Book 55898, Page 73, Gwinnett County records, said Securi-ty Deed being last trans-

County records, said Security Deed being last transferred to REVERSE MORTGAGE FUNDING LLC in Deed
Book 59480, Page 00717,
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.

place as lawfully designated.

within the legal hours of sale, on February 01, 2022, the property in said Security

Jeed and described as fol-

Deed and described as tur-lows:
THE LAND REFERRED TO HEREIN BELOW IS SITUAT-ED IN THE COUNTY OF GWINNETT, STATE OF 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-

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 PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

HEREOF BY REFERENCE.

SHOWING THIS ADDRESS NO ADDITIONAL COVERAGE IS PROVIDED BEING THE SAME PROP-

ERTY CONVEYED TO KENNETH B. HARDEN, SR. FROM REALMARK SCB, LLC

254. Said property being known as: 4413 MAGNOLIA CLUB

DR SUGAN 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

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 21-095072 - SaH the purpose of paying the same and all expenses of sale, including attorneys fees

(notice of intent to collect at-

torneys fees having 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 dis-

closed by an accurate sur-

vev and inspection of the

property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to

the Security Deed first set

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 in-

dividual or entity who has full authority to negotiate,

out above

tenant(s)

made for

POWER

Compu-Link Corporation PARCEL 101 W. Louis Henna Blvd., R7074 217 Suite 450 Austin, TX 78728 1-866-654-0020 Said property being known as: 1700 WESTFIELD COURT, LAWRENCEVILLE, GA 30043

654-0020
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 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 To the best of the undersigneds knowledge, the party or parties in possession 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 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 the purpose of paying the same and all expenses of cale including at in-Fact for
KENNETH B. HARDEN SR. Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA penses of sale, including at-torneys fees (notice of intent to collect attorneys fees hav-30097 Phone: 470.321.7112 Firm File No. 21-095072 SaH to contect attorneys less having 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

FORECLOSURE

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

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER

POWER
Pursuant to the power of sale contained in the Security Deed executed MARYANN MCKENDRY MARYANN MCKENDRY to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR FAIRWAY IN-DEPENDENT MORTGAGE
CORPORATION, its successors or assigns, in the original principal amount of \$147,283.00 dated December 30, 2019 and recorded in Deed Book 57145, Page 573 Gwignett County 573, Gwinnett County records, said Security Deed being last transferred to LAKEVIEW LOAN SERVICING LLC in Deed Book 59452, Page 463, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or as year. Gwinnett County such other place as lawfully designated, within the legal hours of sale, on April 05, 2022, the property in said Security Deed and described

as follows: ALL THAT TRACT OR PAR-ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 305 OF THE 6TH DISTRICT, OF GWINNETT COUNTY, GEOR-GIA, BEING LOT 19, BLOCK B, OF MEADOWBROOK VIL-LAGE SUBDIVISION, UNIT ONE. AS PER PLAT ONE, AS PER PLAT RECORDED IN PLAT BOOK 25, PAGE 138, GWINNETT COUNTY, GEORGIA RECORDS; WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DE-

for Maria Cividanes-Duran SCRIPTION.
PARCEL ID: R6305B044 Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 21-085032 Said property being known as: **6466 MEADOW RUE DR**, PEACHTREE CORNERS, GA

ty or parties in possession of said property STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER of said property is MARYANN MCKENDRY

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 made for the purpose of paying the same and all ex-penses of sale, including at-torneys fees (notice of intent to collect attorneys fees having 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 assess-ments, liens, encumbrances, zoning ordinances, restric-tions, 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) 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-

PARCEL ID: R7258-373 COMMONLY KNOWN AS 4413 MAGNOLIA CLUB DRIVE, SUGAR HILL, GA 30518 HOWEVER, BY lows:
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
of required by law to percent above individual or entity is not 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 DEBT. ANY INFORMATION OBTAINED MAY BE USED BY WARRANTY DEED DAT-ED MARCH 27, 2009 AND RECORDED APRIL 1, 2009 AMONG THE LAND AMONG THE LAND RECORDS OF GWINNETT COUNTY, STATE OF GEOR-GIA IN BOOK 49385, PAGE FOR THAT PURPOSE LAKEVIEW LOAN SERVIC-ING, LLC, as Attorney-in-Fact

MARYANN MCKENDRY Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321,7112 Firm File No. 21-133119 950-59633 1/26 3/9 16 23 30 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 ZANETA RAINEY to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICAN FINANCIAL RESOURCES, INC., its successors or assigns, in the original principal amount of \$137,153.00 dated June 16. 2010 and recorded in Deed Book 50158, Page 235, Gwinnett County records, said Securisale contained in the Securi-50158, Page 235, Gwinnett County records, said Security Deed being last transferred to LAKEVIEW LOAN SERVICING LLC in Deed Book 59452, Page 461, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said Courthouse door in County, or at such other place as lawfully designated. within the legal hours of sale, on April 05, 2022, the property in said Security Deed and described as fol-

Deed and described as tof-lows:
ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 62 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA BEING LOT 230, BLOCK F, THE PRESERVE AT HAYNES CREEK, UNIT 4, POD A, AS PER PLAT RECORDED IN PLAT BOOK 108, PAGES 14-15, GWINNETT COUNTY RECORDS, SAID PLAT BE-ING INCORPORATED HERE-IN BY REFERENCE THERE-IN BY REFERENCE THERE

FORECLOSURE

Said property being known as: 1840 WOODLAND RUN TRL, LOGANVILLE, GA 30052

To the best of the undersigneds knowledge, the party or parties in possession ty or parties in possession of said property is/are ZANE-TA RAINEY or tenant(s). TA RAINEY or fenant(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 the purpose of paying the same and all expaying the same and all ex-penses of sale, including at-torneys fees (notice of intent to collect attorneys fees hav-

no contect attorneys less having 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 taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, reging accidences rectrice. zoning ordinances, restric-tions, covenants, and mat-ters of record superior to the Security Deed first set out

above. Said sale will be conducted salid sale with 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 of the condition of the condit 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-

lows: 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 not required by law to negotiate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING

IHIS LAW HIRM IS ACTING
AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION
OBTAINED MAY BE USED
FOR THAT PURPOSE.
LAKEVIEW LOAN SERVIC-LAREVIEW LOAN SERVIC-ING, LLC., as Attorney-in-Fact for ZANETA RAINEY Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Erry Elia No. 21.13150

Firm File No. 21-133150 950-59629 1/26 3/9 16 23 30 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 AARON SHERRILL AND VENUS SHERRILL to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR EVERETT FINANCIAL INC. D/B/A NANCIAL, INC. [SUPREME LENDING, D/B/A SUPREME LENDING, its successors or assigns, in the original principal amount of \$209,142.00 dated June

of \$209,142.00 dated June 13, 2019 and recorded in Deed Book 56665, Page 383, Gwinnett County records, said Security Deed being last transferred to LAKEVIEW LOAN SERVICING LLC in Deed Book 59452, Page 459, Gwinnett County 459, 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 April 05, 2022, the property in said Security Deed and described

as follows: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 174, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 34, BLOCK B, UNIT 1, SENTINEL RIDGE SUBDIVI-SENTINEL RIDGE SUBDIVISION, PHASE 7, AS PER PLAT RECORDED IN PLAT BOOK 70, PAGE 194, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCOR-

PORATED HEREIN BY REF-ERENCE AND MADE A PART OF THIS DESCRIPTION. Said property being known as: 3092 SENTINEL CIR, LAWRENCEVILLE, GA 30043

To the best of the undersigneds knowledge, the party or parties in possession of said property is/are of said property is/are AARON SHERRILL AND VENUS SHERRILL or tenant

(s).
The debt secured by said Security Deed has been and is hereby declared due and payable because of, among 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 the purpose of paying the same and all ex-penses of sale, including at-torneys fees (notice of intent to collect attorneys fees hav-ing heap given) ing been given). Said property will be sold

Šaid 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, ments, 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 said safe 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-LoanCare, LLC 3637 Sen-

tara 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 not required by law to people. 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.

ING, LLC, as Attorney-in-Fact for AARON SHERRILL AND VENUS SHERRILL Anschutz, Robertson, Anschutz Schneid, Crane & Partners

LAKEVIEW LOAN SERVIC-

FORECLOSURE

Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 21-145929 950-59368 1/26 3/9 16 23

STATE OF GEORGIA COUN-TY OF GWINNETT

NOTICE OF SALE UNDER

Poissaint to the power of sale contained in the Security Deed executed by JANICE SUE PATTILLO to BANK OF AMERICA, N.A. in the original principal amount of \$192,000.00 dated August 26, 2010 and recorded Deed Book 50258 , Po 167, Gwinnett Cou records, said Security Deed being last transferred to CHAMPION MORTGAGE COMPANY in Deed Book 51669, Page 764, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for of the loan cash, before the Courthouse cash, before the coordinates door in said County, or at such other place as lawfully designated, within the legal hours of sale, on March 01, 2022, the property in said Security Deed and described as follows:

as follows: ALL THAT TRACTOR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 28 OF THE 7TH DISTRICT, GWIN-THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA BEING LOT 12, BLOCK A, UNIT 5, WOODLAND LANE ESTATES SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK V, PAGE 281, GWINNETT COUNTY, GEORGIA, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.
Said property being known as: 1158 WOODLAND CIR, LAWRENCEVILLE, GA 30043

LAWRENCEVILLE, GA 30043
To the best of the undersigneds knowledge, the party or parties in possession of said property is/are JAN-ICE SUE PATTILLO or tenant

ICE SUE PATTILLO 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 Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all ex-penses 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 dis-closed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, ments, 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

said safe 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 in-

dividual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as fol-

Nationstar Mortgage LLC
D/B/A Champion Mortgage
Company 8950 Cypress Waters Blvd. Coppell, TX 75019
1-855-683-3095 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 AS A DEBT COLLECTOR ATTEMPTING. TO COLLECT DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

NATIONSTAR MORTGAGE

LLC D/B/A CHAMPION

MORTGAGE COMPANY, as

Attorney-in-Fact for
JANICE SUE PATTILLO
Robertson, Anschutz,
Schneid, Crane & Partners,
PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 21-146636 950-59768 1/26 2/2 9 16 23

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Pursuant to the Power of 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 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 WILMINGrecords; as last transferred to or acquired by WILMING-TON SAVINGS FUND SOCI-ETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I, conveying the after-described property to secure a Note in the origi-pal priprial amount of nal 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 desig-nated by Order of the Superior Court of said county) within the legal hours of sale 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 described property:

the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 336 OF
THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA,
BEING LOT 27, BLOCK A,
BEING LOT 27, BLOCK AS
PER PLAT RECORDED IN
PLAT BOOK 91, PAGE 8081, GWINNETT COUNTY,
GEORGIA RECORDS, SAID GEORGIA RECORDS, SAID PLAT BEING INCORPORAT-ED HEREIN AND MADE REF-ERENCE 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 estimate the control of the contr in order to satisfy certain outstanding federal tax liens Outstanding rederal tax liens.
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 intent to collect attorneys fees having been given). Said property is commonly

FORECLOSURE

known as 6050 April Dr. Sugar Hill, GA 30518 togeth er with all fixtures and per sonal property attached to and constituting a part of said property, if any. To the best knowledge and belief o the undersigned, the party (or parties) in possession of the subject property is (are):

Melody Millett or tenant or tenants. Carrington Mortgage Ser-vices, LLC is the entity or in-Pursuant to the power of dividual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. Carrington Mortgage Ser-vices, 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

Said property will be sold subject to: (a) any outstand-ing ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) 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 au-thority, (d) any matters which might be disclosed by an accurate survey and in spection of the property, and (e) any assessments, liens, (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Secu-rity 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 confir mation and audit of the statriation and adolt of the Status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confir mation and audit of the sta-

Ination and addit 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 Melody Millett Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-

lanta, Georgia 30305, (404) 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

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

2022

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 modi-5380 Page U284 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 IRUSTEE OF STANWICH MORTGAGE LOAN TRUST I, conveying the after-de-scribed property to secure a Note in the original principal amount of \$122,735.00, with interest at the rate specified therein, there will be sold by the undersigned at public substantial to the substantial to the public substantial to the substant outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by 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

described property:
ALL THAT TRACT OR PARmonth), the following 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 GIA RECORDS. WHICH

GIA RECORDS, WHICH RECORDED PLAT IS INCOR-RECORDED PLAT IS INCOR-PORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIP-TION. SAID PROPERTY BE-ING KNOWN AS 4260 HID-DEN 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 intent to collect attorneys fees having been given).
Said property is commonly

known as 4260 Hidden Meadow Cir, Sugar Hill, GA 30518 together with all fix-tures 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 norties) 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 indesignated shall have full authority to negotiate, amend and modify all terms of the mortgage. Carrington Mortgage Ser-vices, 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 Said property will be sold

subject to: (a) any outstand-ing ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that consti-tute a lien against the prop-erty whether due and payable or not vet 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 in spection of the property, and (e) any assessments, liens,