FORECLOSURE

remaining in default, 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 pur-suant to O.C.G.A. § 13-1-11 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), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances restrictions, covenants, and any matters of record cluding, but not limited those superior to the Secu ty Deed first set out above Said property will be sold on an "as-is" basis without any ari as-is basis without any representation, warranty or recourse against the above-named or the undersigned. Wells Fargo Bank, N.A. is the holder of the Security

cordance with OCGA § 44-The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Wells Fargo Bank, N.A., PO Box 10335, Des Moines, IA 50306, 1-800-416-1472. Note, however, that such

Deed to the property in ac

entity is not required by law to negotiate amend or modito liegoliate, amend of mon-fy the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Nkoli Onyedumekwu or a tenant or tenants and said property is more commonly known as 1267 Misty Valley Court, Lawrenceville, Georgia 30045. Should a conflict

arise between the property address and the legal description the legal description will control.

The sale will be conducted which the legal the confirmation. subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed.

Mells Fargo Bank, NA.
As Attorney in Fact for
Nkoli Onyedumekwu
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road Roswell, GA 30076

www.foreclosurehotline.net
*Auction services provided
by Auction.com (www.auc-

EXHIBIT A All that tract or parcel of land lying and being in Land Lot 246 of the 5th District, Gwinnett County, Georgia, being Lot 17, Block B, Creekside Estates Subdivision Unit Three as per plat Unit Three as per plat recorded in Plat Book 97 Page 82, Gwinnett County, Georgia Records; which plat is incorporated herein by reference and made a part

MR/meh 8/2/22 Our file no. 22-08230GA – FT5 950-73903 6/22 29 7/6 13

20 27 2022 NOTICE OF SALE UNDER POWER GEORGIA,

GWINNETT COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Earnest Thomas and Leona Flagues to Mortgage Flagues Thomas to Mortgage Electronic Registration Systems, tronic Registration Systems, Inc., as grantee, as nominee for Real Estate Mortgage Network, Inc, its successors and assigns, dated December 10, 2012, recorded in Deed Book 51868, Page 607, Gwinnett County, Georgia Records, as last transferred to NewRez LLC, F/K/A New Penn Financial, LLC D/B/A Shellpoint Mortgage Servic-Penn Financial, LLC D/B/A Shellpoint Mortgage Servic ing by assignment recorded Deed Book 56718, Page after-described property to secure a Note in the original principal amount of THREE HUNDRED EIGHT THOU-HONDRED EIGHT INOU-SAND THREE HUNDRED TWO AND 0/100 DOLLARS (\$308,302.00), with interest 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 place as may be lawfully designated as an alternative. within the legal hours of sale on the first Tuesday in Au-gust, 2022, the following described property: SEE EXHIBIT A ATTACHED

HERETO AND MADE A PART HFRFOF HEREOF
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failsible events of detailt, all ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the sale will be indee for indee for ingression by 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 pursuant to 0.C.G.A. § 13-1-11

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), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encum assessments, liens, encombrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above ty Deed Tirst set Out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned.

NewRez LLC, F/K/A New Penn Financial, LLC D/B/A Pellbeitt Metaters Carvie. Shellpoint Mortgage Servicing is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortagae with the debtor is: Shellpoint Mortgage Servicing, 55 Beattie Place, Suite 110, Greenville, SC 29601, (800) 365-7107. Note, however, that such entity is not required by law

entity is not required by law to negotiate, amend or modi-

fy the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is Earnest Thomas, Leona F Thomas, Donegal Way Trust, LLC, Nu Alliance Company, Earnest Thomas and Leona Thomas, Trustees, Earnest Thomas and Leona Thomas Living Trust and Jason Morton or a Trust and Jason Morton or a tenant or tenants and said property is more commonly known as 3410 Donegal Way, Snellville, Georgia 30039. Should a conflict

arise between the property

address and the legal description the legal descrip-

FORECLOSURE

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. NewRez LLC, F/K/A New Penn Financial, LLC D/B/A Shellpoint Mortgage Servic-

as Attorney in Fact for Earnest Thomas and Leona F Thomas 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 15 and 18 of the 6th Dis-trict, Gwinnett County, Geor-gia, being Lot 4, Block B, Lochwolde Subdivision, Unit Lochwolde Subdivision, Unil, as per plat recorded in Plat Book 42, Page 43, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a part of this description. Said property be-ing known as 3410 Donegal Way according to the present system of numbering property in Gwinnet County, Georgia. Parcel ID Number: R6018-

Subject to any Easements or Restrictions of Record.
MR/meh 8/2/22 Our file no. 5206218 -950-75103 7/6 13 20 27

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT

COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Dorothy G Gudger to Bank of Dorothy G Gudger to Bank of America, N.A., dated February 2, 2009, recorded in Deed Book 49275, Page 892, Gwinnett County, Georgia Records, as last transferred to Mortgage Assets Management, LLC by assignment recorded in Deed Book 59989, Page 136, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal Note in the original principal amount of ONE HUNDRED SIXTY-EIGHT THOUSAND AND 0/100 DOLLARS AND 0/100 DOLLARS (\$168,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courter than the sound of the so house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in Au-

gust, 2022, the following de-scribed 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 pur-suant to 0.C.G.A. § 13-1-11

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), the right of redemption of any right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encumbrances, zoning ordinances restrictions covenants and any matters of record in-cluding, but not limited to, those superior to the Securi-Said property will be sold on an "as-is" basis without any an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. Mortgage Assets Manage-ment, 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 and modify all terms of the mortgage with the debtor is: PHH Mortgage Corporation, 14405 Walters Road, Suite 200, Houston, TX 77014, 866-503-5559.

Note, however, that such entity is not required by law to negotiate, amend or modi-fy the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is Dorothy G Gudger or a tenant or ten ants and said property

550 Rebecca St, Lawrenceville, Georgia 30045. Should a conflict arise between the property address and the legal description will control tion will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed

Mortgage Assets Management, LLC
as Attorney in Fact for Dorothy G Gudger McCalla Raymer Leibert

Miccalla 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 143 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA AND BEING IN THE CITY OF AND BEING IN THE CITY OF LAWRENCEVILLE. GEORGIA, BEING DESIGNATED AS LOT NO 9-K, WESTERN HEIGHTS SUBDIVISION, ON A PLAT OF SURVEY OF SAID SUBDIVISION, PREPARED BY S. R. FIELDS, SURVEYOR, DATED JUNE 23, 1952, RECORDED IN PLAT BOOK 'F', PAGE 37-A, GWINNETT COUNTY PLAT RECORDS, WHICH PLAT IS BY REFERENCE INCORPORATED HEREIN AND MADE A PART OF THIS DESCRIP-

A PART OF THIS DESCRIP MR/meh 8/2/22 Our file no. 5706819 - FT2 950-74950 7/6 13 20 27 2022

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from RUDY J ALFARO to MORTGAGE ELECTRONIC REGISTRA-TION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR RBC MORTGAGE COMPANY, dated March 26, 2004, recorded April 7, 2004, in Deed Book 37724, Page 0133, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even

FORECLOSURE

County

GWINNETT

more commonly

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 type 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 un-

dersigned. The sale will also

be subject to the following items which may affect the title: any outstanding ad val-

orem taxes (including taxes which are a lien, whether or

not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by

an accurate survey or by an inspection of the property;

all zoning ordinances; as-sessments; liens; encum-brances; restrictions

matters of record superior to

said Security Deed. To the best of the knowledge and

best of the knowledge and belief of the undersigned, the owner and party in pos-session of the property is RUDY J ALFARO, LILIANA ALFARO, or tenants(s). The sale will be conducted sub-lect (1) to confirmation the

ject (1) to confirmation that the sale is not prohibited un-der the U.S. Bankruptcy Code and (2) to final confir-

mation and audit of the sta-

tus of the loan with the hold-

er of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (al-

though not required by law to do so) is: American Mort-

gage Investment Partners Management LLC, Loss Miti-gation Dept., 3020 Old Ranch Parkway Ste 180, Seal Beach, CA 90740, Tele-

phone Number: 562-735-6555 x100. 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. WILMINGTON

instrument. WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES

CREDIT OPPORTUNITIES TRUST VI-A as Attorney in Fact for RUDY J ALFARO THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION, OBTAINED WILL

BE USED FOR THAT PUR-POSE. Attorney Contact: Ru-bin Lublin, LLC, 3145 Avalon

Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. AMI-22-01158-2 Ad Run Dates 07/06/2022, 07/13/2022, 07/20/2022,

WILL

Suite 100

MATION OBTAINED

Ridge Place, Suite Peachtree Corners,

950-75092

GFORGIA

7/6,13,20,27,2022

NOTICE OF SALE

UNDER POWER

GWINNETT COUNTY

By virtue of the Power of Sale contained in that certain

Security Deed given from

Bette Andrews to Meridian

Bette Andrews to Meridian Lending, Inc. dba Allsource Mortgage , dated 12/04/2017, recorded 12/13/2007 in Deed Book 48492, Page 301, Gwinnett County, Georgia records, and as last assigned to Reverse Mortgage Funding, LLC by virtue of assignment recorded in Deed Book 55736, Page 298, Gwinnett County, Georgia records, said Security Deed having been given to secure a Note of even date in the principal amount of TWO HUNDRED TWENTY-FIVE THOUSAND AND 00/100 DOLLARS (\$225,000.00), with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the

bidder for cash before the courthouse door of Gwinnet County, Georgia, within the legal hours of sale on the lirst Tuesday in August 2022 by Reverse Mortgage Funding, LLC, as Attorney in Fact for Bette Andrews, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN

IRACI OK PARCEL OF LAND LYING AND BEING IN LAND LOT 49 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 7, BLOCK J, UNIT 3 OF THE MOORINGS AT RIVER

THE MOURINGS AT RIVER
PARK SUBDIVISION, AS
PER PLAT THÉREOF
RECORDED IN PLAT BOOK
54, PAGE 288, GWINNETT
COUNTY, GEORGIA
RECORDS, WHICH

RECORDED PLAT IS INCOR-

PORATED HEREIN BY REF-ERENCE AND MADE A PART OF THIS DESCRIPTION. PARCEL ID NUMBER: R5049-317. SUBJECT TO

R5049-317. SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD. Said property being known as 522 RAVINA WAY. LAWRENCEVILLE, GA 30044 according to the present numbering system in Gwinnett County. The indebtedness secured by said Security Deed has been declared due because of declared due because of de-

clared due because of de-fault under the terms of said

security Deed and Note. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expens-

es of the sale, including at-torneys' fees and all other payments provided for un-der the terms of the Security Deed and Note. Said proper-

ty will be sold subject to the following items which may affect the title to said proper-

bidder for cash before the

covenants,

and any other

date in the original principal amount of One Hundred Forty-Nine Thousand Nine ty: any superior Security Deeds of record; all zoning ordinances; matters which would be disclosed by an Hundred and 00/100 dollars accurate survey or by an in-spection of the property; any outstanding taxes, including but not limited to ad valorem (\$149,900.00), with interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to taxes, which constitute liens Wilmington Savings Fund upon said property: special Villimityotii Savings Fullio Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust VI-A, there will be sold at public outcry to the highest bidder for cash at the Gwin-pett County, Courth of County assessments: all outstanding bills for public utilities which constitute liens upon said property; all restrictive covenants, easements, rights-of-way and any other rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the party in possession of the property is All Occu-Courthouse within the legal hours of sale on the first Tuesday in Au-gust, 2022, all property de-scribed in said Security scribed in said Security
Deed including but not limity
det to the following described
property: ALL THAT TRACT
OR PARCEL OF LAND LYING
AND BEING IN LAND LOT
182 OF THE 6TH DISTRICT,
GWINNETT COUNTY, GEORGIA AND BEING KNOWN AS
LOT 159, BLOCK B, BRAY'S
MILL SUBDIVISION, UNIT IV
AS PER PLAT RECORDED IN
PLAT BOOK 25, PAGE 25,
GWINNETT COUNTY pants, All Occupants or tenant(s). The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, and (2) final confirmation and audit of the status of the loan. The name of the person or entity who has the full authority to peculiate, amend and medianeous means the status of the person or entity who has the full authority to PAGE 25, COUNTY negotiate, amend, and modiinegonate, amenio, and indoor y all terms of the mortgage is: Reverse Mortgage Fund-ing, LLC, 3900 Capital City Blvd, Lansing, MI 48906, 866-654-0020. THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFO RECORDS. WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. Said legal description being controlling, however the property is FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. The Geheren Firm, P.C., 4828 Ashford 1531 BRAYS MILL TRACE, LAWRENCEVILLE, GA 30044. The indebtedness se-Dunwoody Road, 2nd Floor, Atlanta, GA 30338 TEL (678) cured by said Security Deed has been and is hereby has been and is hereby de-clared due because of de-fault under the terms of said Security Deed. The indebt-edness remaining in default, this sale will be made for the 587-9500. 7/6,13,20,27,2022

FORECLOSURE

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by Bernard L. Bearry Jr. and Katheryn M. Maxwell to American Na-tional Financial, Inc. dated July 15, 1994, and recorded in Deed Book 10529, Page 312, Gwinnett County Records, said Security Deed having been last sold, as-signed, transferred and consignee, transierred and conveyed to Nationstar Mort-gage LLC d/b/a Mr. Cooper, securing a Note in the origi-nal principal amount of \$87,883.00, the holder thereof pursuant to said Deed and Note thereby se-cured has declared the entire cured has declared the entire amount of said indebtedness due and payable and, pur-suant to the power of sale contained in said Deed, will on the first Tuesday, August 2, 2022, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for each the property described cash, the property described in said Deed, to-wit: All that tract of parcel of land lying and being in Land Lot 134 of the 7th District, Gwinnett County, Georgia, being known as Lot 3, Block C, Rock Springs Linit One as known as Lot 3, Block C, Rock Springs, Unit One, as per plat recorded in Plat Book 38, page 18, Gwinnett County, Georgia Records, which plat is hereby incorporated herein by reference. This property is also known as 2450 Mitchell Road, Lawrenceville, Georgia 30243. Said property is Lawrenceville, Georgia 30243. Said property is known as 2450 Mitchell Road, Lawrenceville, GA 30043, together with all fix-tures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstand-

sold subject to 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, any matters which
might be disclosed by an accurate survey and inspection
of the property, any assessments, liens, encumbrances. ments, liens, encumbrances. zoning ordinances, restric-tions, covenants, and mattions ters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured credi-

tor. The property is or may be in the possession of Katheryn M. Maxwell and Bernard L. Bearry, Jr., successor in interest or tenant (a) Nationates Markens LLG (s). Nationstar Mortgage LLC (s). Nationstar Wortgage LLC as Attorney-in-Fact for Bernard L. Bearry Jr. and Katheryn M. Maxwell File no. 20-076655 LOGS LEGAL GROUP LLP* Attorneys and GROUP LLP* Attorneys and Counselors at Law 211
Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/GR https://www.logs.com/ *THE LAW FIRM IS ACTING AS DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL PERSON THAT WILL BE USED FOR THAT PURPOSE. 950-74290 7/6,13,20,27,2022 6/29,

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Se-curity Deed from PEARLENE E BINGLEY and JERVY O BINGLEY to MORTGAGE ELECTRONIC REGISTRA-TION SYSTEMS INC AS NOMINEE FOR DECISION ONE MORTGAGE COMPANY **LLC**, dated March 20, 2006, recorded March 23, 2006, in Deed Book 46293, Page 0050, Gwinnett County, Georgia Records, said Security Dead books have significant to the country of the page 1860. rity Deed having been given to secure a Note of even to secure a Note of even date in the original principal amount of Four Hundred Twenty-One Thousand Six Hundred Ninety and 00/100 dollars (\$421,690.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of CWABS tificateholders of CWABS Inc., Asset-Backed Certifi-cates, Series 2006-ABC1, 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 August, 2022, all property described in said Security Deed including but set limited to the fall. ing but not limited to the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 83 OF
THE 7TH DISTRICT. GWINNETT COUNTY, GEORGIA,
BEING LOT 25, BLOCK A,
CLAIREMONT SUBDIVISION, AS PER PLAT
RECORDED IN PLAT BOOK
107, PAGE 300 AND PLAT
BOOK 108, PAGE 1, GWINNETT COUNTY, GEORGIA
RECORDS, WHICH PLAT IS
INCORPORATED HEREIN
AND MADE A PART HEREOF
BY REFERENCE. Said legal
description being controling but not limited to the fol-

description being control-

ling, however the property is

FORECLOSURE FORECLOSURE

(c) all matters of record superior to the Deed to Secure Debt first set out above, in-1776 SEVERBROOK PLACE, LAWRENCEVILLE, GA 30043. The indebtedness cluding, but not limited to, assessments, liens, encumby said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness rebrances, zoning ordinances easements, restrictions covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is maining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against maining in default, this sale not prohibited under the U.S not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under warranty or recourse against the above-named or the un-dersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority, matters which would be disclosed by an accurate survey or by an inspection of the property all zoning ordinances; as-sessments; liens; encum-brances; restrictions; covenants, and any other matters of record superior to matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in pos-session of the property is PEARLENE E BINGLEY. JERVY O BINGLEY, or ten-ants(s). The sale will be con-ducted subject (1) to confir-mation that the sale is not 7/6,13,20,27,2022 NOTICE OF SALE IINDER POWER

prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing, Loss Mitigation Dept., 55 Beating Place Servicing Michael Micha ing, Loss Mitigation Dept., 75 Beattie Place Ste. 300, Greenville, SC 29601, Tele-phone Number: 800-365-7107. 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. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-ABC1 as Attorney in Fact for PEARLENE E BINGLEY, JERVY O BINGLEY THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT cured creditor to negotiate.

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. SHP-17-04967-14 Ad Run Dates 07/06/2022, 07/13/2022, 07/20/2022, 07/27/2022 950-75089 7/6,13,20,27,2022

Notice of Sale Under Power.
State of Gwinnert.
County of Gwinnert. Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by Marcos Blasnich and Lilia Lomeli to Mortgage ELECTRONIC REGISTRA-TION SYSTEMS, INC., ("MERS"), AS NOMINEE FOR NETBANK, ITS SUC-CESSORS AND ASSIGNS , dated 10/21/2005, and Recorded on 11/03/2005 as Book No. 45114 and Page No. 5, GWINNETT County, Georgia records, as last as-signed to WILMINGTON signed to WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STAN-TRUST F (the Secured Creditor), by assignment, con-veying the after described

property to secure a Note of even date in the original principal amount of \$166,155.00, with interest at the rate specified therein, there will be sold by the unthere 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 Tuesday in August, 2022, the Tuesday III August, 2022, IIIE following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 224 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORAL OF THE TOWN OF THE PARCEL OF THE PARCEL OF THE PROPERTY OF THE PROP GWINNETI COUNTY, GEOR-GIA, BEING LOT 4, NORTH-WOODS ESTATES SUBDIVI-SION, AS PER PLAT RECORDED IN PLAT BOOK 57, PAGE 110, GWINNETT COUNTY, GEORGIA RECORDS, TO WHICH PLAT

REFERENCE IS MADE FOR A MORE DETAILED DESCRIPTION. The debt secured by said Deed to Secure Debt has been and is hereby declared due because among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro-vided 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 having been given). WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST Holds the duly endorsed Note and is the current assignee of the Security Deed to the property. CARRINGTON MORTGAGE SERVICES, LLC, acting on behalf of and. as provided in the Deed to TON MORTGAGE SERVICES, LLC, acting on behalf of and, as necessary, in consultation with WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, CARRINGTON MORTGAGE SERVICES, LLC may be contacted at: CARRINGTON MORTGAGE SERVICES, LLC 600 SOUTH DOUGLAS ROAD, SUITE 200 A, ANAHEIM, CA 92806, 800 564 14567. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or is not required to amend or modify the terms of the loan To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 3126 SPRINGLAKE

DRIVE, BUFORD, GEORGIA 30519 is/are: MARCOS

30519 is/are: MARCOS BLASNICH AND LILIA LOMELI or tenant/tenants.

Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and in-

an accurate survey and in-

spection of the property, and

Georgia, the Deed Under Power and other foreclosure Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. WILM-INGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTE OF STANWICH MORTGAGE LOAN TRUST F as Attorney in Fact for MARCOS BLASNICH AND LILIA LOMELI.

NICH AND LILIA LOMELI. THIS LAW FIRM IS ACTING THIS LAW FIRM IS ACTING
AS A DEBT COLLECTOR AT
TEMPTING TO COLLECT A
DEBT. ANY INFORMATION
OBTAINED WILL BE USED
FOR THAT PURPOSE. To
obtain options and alternatives to foreclosure please
contact Carrington Mortgage
Services, LLC directly, toll
free by the following telephone number: (800 561
4567). 0000000622036
BARREIT DAFFIN FRAPPIER 4567). 0000006220396 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398. 950-75062

CONTAINED IN SECURITY DEED STATE OF GEORGIA, COUNTY OF Gwinnett Pursuant to a power of sale contained in a certain securi-ty deed executed by Robert Bolden, hereinafter referred Financial Corp. recorded in Deed Book 56036, beginning at page 427, of the deed records of the Clerk of the Superior Court of the afore-

said state and county, and by virtue of a default under the terms of said security deed, and the related note, the undersigned attorney-in-fact for the aforesaid Grantor (which attorney-in-fact is the present holder of said secu-rity deed and note secured thereby) will sell at the usual place of conducting Sheriff's sales in said county within the legal hours of sale, to the highest bidder on the first Tuesday in August 2022, all property described in said security deed including but not limited to the following described property: All that tract or parcel of land lying and being in Land Lots 2 and 3 of the 5th District, Gwinnett County, Georgia, being Lot 5, Block A, Sagebrook Subdivision, Unit One, ac-

(\$136,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Rocket Mortgage, LLC 1fk/a Quicken Loans, LLC 1fk/a Quicken Loans Inc., 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 August, 2022, all property described in said cording to plat of survey recorded in Plat Book 64, Page 109, Gwinnett County, Georgia records, which plat and the record thereof are incorporated herein by reference thereto. Said legal description being controlling, however, the Property is more commonly known as: 3561 Oakwilde Drive, Snelville, GA 30039 Said property will be sold on an "asis" basis without any representation, warranty or recourse against the abovenamed or the undersigned. The sale will be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a property described in said Security Deed including but not limited to the following incorporated herein by refernot imited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT1 (GMD 1397) OF THE 1ST DISTRICT, OF GWINNETT COUNTY, GEORGIA, AND BEING LOT 89, BLOCK A OF CASCADE FALLS, UNIT THREE, AS PER PLAT RECORDED IN PLAT BOOK 83. PAGE 17 OF PEAT RECORDED IN PLAT BOOK 83, PAGE 17 OF GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART (including taxes which are a lien but not yet due and payable); any matters which HEREOF BY REFERENCE might be disclosed by an ac-curate survey and inspection of the property; any assess-Said legal description being controlling, however the property is more commonly known as 3508 CAST PALM ments, liens, encumbrances, zoning ordinances, restric-DR. BUFORD. GA 30519. zoning ordinances, restric-tions, and all other matters of record superior to the said Security Deed. The sale will be conducted subject (1) to confirmation that the sale The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security 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. State Home Mortgage, as loan servicer is the entity with full authority to negotiate, amend and modify the terms of the Note and Security Deed. State Home Mortgage's address is 60 Executive Park South, N. E., Atlanta, GA 30329. State Home Mortgage may be is not prohibited under the Deed. The indebtedness re maining in default, this sale will be made for the purpose of paying the same, all ex-penses of the sale, including

penses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation. 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 that which more effect the E., Atlanta, GA 30329. State Home Mortgage may be contacted by telephone at 404-679-0574. To the best of the undersigned's knowledge and belief, the party in 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 right of red possession of the property is believed to be Robert Bolden and Betty Ann Bold-en, Administrator of Estate of Robert Lee Bolden, or tenthe right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; as-sessments; liens; encum-brances; restrictions; coverences; and sow other of Robert Lee Bolden, or ten-ant(s). Georgia Housing and Finance Authority, as Trans-feree, Assignee, and Secured Creditor As attorney-in-fact for the aforesaid Grantor Campbell & Brannon, Ltc. Attorneys at Law Glenridge Highlands II 5565 Glenridge Connector, Suite 350 At-lanta, GA 30342 (770) 392-0041 22-6675F2 THIS LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLbrances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned. FIRM MAY BE HELD I US ACTING AS A DEBT COL-LECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-75214 7/6,13,20,27,2022

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE

UNDER POWER

Because of a default under the terms of the Security

Deed executed by Peter Chen to Wachovia Bank,

secured has declared the en

secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, August 2, 2022, during the legal hours of sale, before the Courthouse door in said County, sell at public outry to the highest bidder for cash, the property described

NETI COUNTY, GEORGIA RECORDS. BEING AND IN-TENDING TO DESCRIBE THE SAME PREMISES CON-VEYED IN A DEED RECORD-ED 05/13/1998, IN BOOK 16012, PAGE 62. KNOWN AS: 2104 MANOR OAK LANE PARCEL: 7-102 -163

the owner and party in possession of the property is YUNFENG CHEN, or tenants (s). The sale will be conducted subject (1) to confirma-tion that the sale is not pro-hibited under the U.S. 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 neodiate. authority to negotiate, amend or modify all terms amend or modify all terms of the loan (although not required by law to do so) is: Rocket Mortgage, LLC fl/ka Quicken Loans, LLC, Loss Mitigation Dept., 635 Woodward Ave., Detroit, MI 48226, Telephone Number: (800) 508-0944. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to Chen to Wachovia Bank, National Association dated June 26, 2007, and recorded in Deed Book 48117, Page 812, and pursuant to court order recorded in Deed Book 59948, Page 639, Gwinnett County Records, securing a Note in the original principal amount of \$50,000.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the en-162.2 Shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. ROCKET MORT-GAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS, INC. as Attorney in Fact for YUNFENG CHEN THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number (877) 813-0992 Case No. QKN-22-03110-1 Ad Run Dates 07/06/2022, 07/27/2022, 07/27/2022, 07/27/2022, 07/27/2022, 07/27/2022, 07/27/2022, 07/27/2022, 07/27/2022, 07/27/2022, 07/27/2022 require a secured creditor to to the highest bidder for cash, the property described in said Deed, to-wit: THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT(S) 102 OF DISTRICT 7, GWINNETT COUNTY, GEORGIA, BEING LOT (S) 22, BLOCK B, WYNNFIELD MANOR SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 66, PAGE 284, IN GWINART COUNTY, GEORGIA

07/27/2022 950-75095 7/6,13,20,27,2022 NOTICE OF SALE

GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Security Deed from LATANYA COLLIER to Mortgage Elec-

UNDER POWER

FORECLOSURE

FORECLOSURE

FORMATION

7/6,13,20,27,2022

NOTICE OF SALE UNDER POWER

GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Se-curity Deed from YUNFENG CHEN to MORTGAGE ELEC-TRONIC REGISTRATION

GEORGIA.

WILL BE USED FOR THAT PURPOSE 950-74289

OBTAINED

property is known as Manor Oak Ln, Buford, Inc. as Nominee for Home Loan Center, Inc., dba LendingTree Loans, dated September 8, 2006, record-ed September 29, 2006, in Deed Book 47070, Page 0001, Gwinnett County, Capacia Reports said Seque GA 30519, together with all fixtures and personal property attached to and consti tuting a part of said proper-ty, if any. This conveyance is made subject to that certain Security Deed in favor of Irwin Mortgage Corporation, recorded in Deed Book Georgia Records, said Secu-Georgia Recoros, sald Secu-rity Deed having been given to secure a Note of even date in the original principal amount of Forty-Seven Thousand Five Hundred and 00/100 dollars (\$47,500.00), with interest thereon as pro-28496, page 40, Gwinnett County Records. Said prop-erty will be sold subject to any outstanding ad valorem any outstanding du valorier taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and invided for therein, said Secu-rity Deed having been last sold, assigned and trans-ferred to Real Time Resoluat public outcry to the highan accurate survey and in 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 August, 2022, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT an accurate survey and in-spection of the property, any assessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebt-edness and all expenses of AND BEING IN LAND LIOT
37, OF THE 7TH DISTRICT,
GWINNETT COUNTY, GEORGIA, BEING LOT 17, BLOCK
"A", OF WATERFORD
DOWNS SUBDIVISION,
UNIT ONE, ALL SHOWN ON
A PLAT AS RECORDED IN said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and UNIT ONE, ALL SHOWN ON A PLAT AS RECORDED IN PLAT BOOK 52, PAGE 207, GWINNETT COUNTY, GEOR-GIA RECORDS; WHICH RECORDED PLAT IS INCORaudit of the status of the loan with the secured creditor. The property is or may be in the possession of Pe PORATED HEREIN BY REF-ERENCE AND MADE A PART HEREOF. Said legal descrip-tion being controlling, how-ever the property is more commonly known as 2270 CAMPTOWN WAY. ter Chen, successor in interter Chen, Successor in Inter-est or tenant(s). Wells Fargo Bank, N.A. as Attorney-in-Fact for Peter Chen File no. 22-078255 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 GROUP LLP AUDITON Counselors at Law 211
Perimeter Center Parkway, LAWRENCEVILLE, GA 30044. The indebtedness se-cured by said Security Deed has been and is hereby de-N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/CL https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR, ANY IN-

clared due because of de-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 under the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad val-orem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of the right of regemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; as-sessments; liens; encumbrances: restrictions:

CHEŃ to MORTGAGE ELEC-TRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR PLATINUM MORTGAGE, INC., dated October 27, 2015, recorded November 2, 2015, in Deed Book 53912, Page 555, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal date in the original principal amount of One Hundred Thirty-Six Thousand and 00/100 dollars (\$136,000.00), with interest covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and best of the knowledge and belief of the undersigned, the owner and party in possession of the property is LATANYA COLLIER, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. prohibited under the U.S.
Bankruptcy Code and (2) to
final confirmation and audit
of the status of the loan with
the holder of the Security
Deed. The entity having full
authority to neodiate. authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Real Time Resolutions, Inc., Loss Mitigation Dept., 1349 Empire Central Drive Suite 150, Dallas, TX 75247-4029, Telephone Number: 877-469-7325. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to authority to negotiate. require a secured creditor to require a secured creditor negotiate, amend, or modify the terms of the mortgage instrument. REAL TIME RESOLUTIONS, INC as Attorney in Fact for LATANYA COLLIER THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DERT COL LECTOR, UNDER FEDERAL LAW. IF SO, ANY INFOR-MATION OBTAINED WILL 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. RTR-19-07736-4 Ad Run Dates 07/06/2022, 07/13/2022, 07/20/2022, 07/27/2022 Dates 07/13/2022, 07/27/2022

950-74286 7/6,13,20,27,2022 NOTICE OF SALE UNDER POWER OF GEORGIA,

COUNTY OF GWINNETT By virtue of a Power of Sale contained in that certain Security Deed from Selena Eatman to Mortgage Elec-tronic Registration Systems, Inc. as nominee for South-east Mortgage of Georgia, Inc., its successors and assigns, dated March 27, 2019 signs, dated March 27, 2019
and recorded on April 1,
2019 in Deed Book 56496,
Page 810, in the Office of the
Clerk of Superior Court of
Gwinnett County, Georgia,
said Security Deed having
been given to secure a Note
of even date, in the original
principal amount of Two
Hundred Thirty Thousand
Seven Hundred Forty-Three
and 00/100 dollars and 00/100 dollars (\$230,743.00) with interest (\$230,743.00) with interest thereon as provided therein, as last transferred to Lakeview Loan Servicing, LLC, recorded in Deed Book 59206, Page 678, aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County. Georgia, or at such County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in August, 2022, all property described in said Security Deed including but not limited to the following described property:
All that tract or parcel of land lying and being in Land Lot 57 of the 7th District of Gwinnett County, Georgia, being known as Lot 13, Block A, Unit One of Chateau Royale, as shown on plat of record at Plat Book 56, Page 125, Gwinnett County, Georgia records, which greene 125, Gwinnett County, Georgia records, which reference is made for the purpose of incorporating the same as a part herein.

Said property may more commonly be known as 1385 Chalet Circle, Lawrenceville, GA 30043.

The debt sequed by said

Lawrenceville, GA 30043. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney?s fees including attorney?s fees (notice of intent to collect atorney?s fees having been

given).
The individual or entity that has full authority to negoti-ate, amend and modify all terms of the loan is Cenlar

FORECLOSURE

FSB, 425 Phillips Blvd, Ewing, NJ 08618.
Said property will be sold on an ?as-is? basis without any representation. warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any out standing ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special as-sessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, inhets of survival and any other rights-of-way and any othe matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Selena Eatman and or tenant (s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcv code and 2) final confir mation and audit of the sta tus of the loan with the holder of the Security Deed. Lakeview Loan Servicing, LLC as Attorney-in-Fact for Selena Eatman

Padgett Group: 6267 Old Water Oak Road, Suite 203, Tallahas-see, FL 32312; (850) 422-2520 Ad Run Dates: 05/25/2022 06/01/2022 06/08/2022 06/15/2022 06/22/2022 07/20/22

Contact:

07/27/22 950-71304 5/25,6/1,8,15,22,29,7/6,13, 20,27 Notice of Sale **Under Power**

State of Georgia, County of GWINNETT. Under and by virtue of the Power of Sale contained in a Deed to Secure Debt giver beed to Secure Debt given by Aurelia M Gallegos AND HERIBERTO MACHUCA to BANK OF AMERICA, N.A. , dated 11/09/2009, and Becorded on

and Recorded on 11/17/2009 as Book No. 49805 and Page No. 0449, GWINNETT County, Georgia records, as last assigned to BANK OF AMERICA, N.A. (the Secured Creditor), by assignment, conveying the after described property secure a Note of even date the original principal amount of \$210,000.00, with interest at the rate specified therein there will be sold by the un dersigned at public outcry to the highest bidder for cash at the GWINNETT County Courthouse within the lega hours of sale on the first Tuesday in August, 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 104 OF THE 7TH DISTRICT, COUNTY, CERP. GWINNETT COUNTY, GEOR GWINNETT COUNTY, GEOR-GIA, BEING LOT 11, BLOCK A, PROSPECT ESTATES SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 117, PAGES 43 44, RE-VISED IN PLAT BOOK 118, PAGES 74 75, GWINNETT COUNTY, GEORGIA BECORDS WHICH PLAT IS COUNTY, GEORGIA RECORDS WHICH PLAT IS INCORPORATED AND MADE A PART HEREOF BY REFER-A PART HEREOF BY REFER-ENCE. The debt secured by said Deed to Secure Debt has been and is hereby de-clared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro-vided in the Note and Deed to Secure Debt. Because the debt remains in default, this 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 cluding attorney's fees (no-tice of intent to collect attorney's fees having been giv-en). BANK OF AMERICA, N.A. holds the duly endorsed Note and is the current as-signee of the Security Deed signee of the Security Deed to the property. BANK OF AMERICA, N.A., AS SUC-CESSOR BY MERGER TO BAC HOME LOANS SERVIC-ING, LP, acting on behalf of

and, as necessary, in consultation with BANK OF AMERICA, N.A. (the current investor on the loan), is the entity with the full authority to people the page of the consultation of the cons entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 414 1622, BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP may be contacted at: BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, 7105 CORPORATE DRIVE, PLANO, TX, 75024, 800 669 6650. Please note that, pursuant to O.C.G.A. § that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 1649 WILFORD DRIVE, LAWRENCEVILLE, GEORGIA 30043 is/are: AURELIA M GALLEGOS AND HERIBERTO MACHUCA or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are and payable), (b) any matters which might be disclosed by an accurate survey and inan accurate survey and in-spection of the property, and (c) all matters of record superior to the Deed to Secure

perior to the Deed to Secure Debt first set out above, in-cluding, but not limited to, assessments, liens, encum-brances, zoning ordinances, cacaments, restrictions easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the 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 proce-dures regarding the rescis-sion of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the and audit of the status of the loan as provided in the preceding paragraph. BANK OF AMERICA, N.A. as Attorney in Fact for AURELIA M GALEGOS AND HERIBERTO MACHUCA. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR. ATTEMBRING TO LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT

00000009517681 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addi-

son, Texas 75001 phone: (972) 341 5398. 950-75066 7/6,13,20,27,2022