FORECLOSURE the highest bidder for cash before the Courthouse door at Gwinnett County, Geordescribed property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING OF LAND LYING AND BEING IN LAND LOT 336 OF THE 4TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 71, BLOCK A, OF WOODGATE HILLS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 113, PAGES 1969 270 PEVISED IN BLAT 268-270, REVISED IN PLAT BOOK 126, PAGES 41-43, GWINNETT COUNTY, GEORGIA GIA RECORDS, WHICH RECORDED PLAT IS INCOR-POATED HEREIN BY REFER-POATED HEREIN BY REFER-ENCE AND MADE A PART OF THIS DESCRIPTION, SAID PROPERTY BEING KNOWN AS 3747 VALLEY BLUFF LANE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGIA (bergiagret the GEORGIA. (hereinafter, the "Property"). The debt secured by said Deed to Secured by Secured Se cure Debt has been and is hereby declared due be-cause of, among other pos-sible events of default, non-payment of the monthly in-stallments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees. The individual or entity that has full authority to negotiate, amend and modify all terms of the mortgage with the Debtor is: Renasant Bank, 145 Reinhardt College Parkway, Canton, GA, Parkway, Canton, 20114. Please understand that the secured creditor is not required to negotiate, amend, or modify the terms afficially in the training of the mortgage instrument. Said Property will be sold as the property of JASON BELL (Debtor), subject to all zoning ordinances, matters which would be disclosed by an accurate survey or by an inspection of the Property; any outstanding taxes, including but not limited to advalorem taxes, which constitute liens upon said Property; special assessments: outstanding bills for public liens upon said Property; all restrictive covenants, ease-ments, rights-of-way and any other matters of record superior to said Security Deed. The sale will be con-ducted subject to confirma-tion that the sale is not pro-hibited under the U.S. hibited under the U.S. Bankruptcy Code and also subject to the provisions of O.C.G.A. §9-13-172.1 which permits the rescission of judicial and nonjudicial sales in the State of Georgia in limited. limited circumstances. No-tice has been given of inten-tion to collect attorneys' fee in accordance with the terms of the Note secured by said Security Deed. Notice has also been given, in writing and by certified mail, return and by certnied man, return receipt requested, to the Borrower, of the name, ad-dress, and telephone num-ber of the individual or entity who shall have full authority to negotiate, amend, and modify all terms of the Security Deed and the Note thereby secured in accordance with O.C.G.A. § 44-14-162.2 (a). To the best knowledge and belief of the undersigned, the party in possession of subject Property is Jason Bell or tenant or tenants and the proceeds of said sale will be applied to the payment of said indebtedness. The expense of said to negotiate, amend, and edness, the expense of said sale, all as provided for in said Security Deed and the undersigned will execute a

provided in the aldrementioned Security Deed. THIS LAW FIRM MAY BE ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. REMACANT BANK AS ARTEST. NASANT BANK As Attorney in-fact for Jason Bell BY:
____THERON D. WARREN, III Sellers & Warren. P.C. Attorney for Renasant Bank 115 Woodland Way,

deed to the purchaser as provided in the aforemen-

Suite 100 Canton, GA 30114 (770) 924-9366 950-63712 3/9,16,23,30,2022 Notice of Sale Under Power. State of Georgia, County of GWINNETT. Under and by virtue of the Power of Sale contained in a Deed to Secure Debt MARCOS BLASNICH AND
LIA LOMELI to MORTGAGE LÍLIA LOMELI TO MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS, INC.,
("MERS"), AS NOMINEE
FOR NETBANK, ITS SUCCESSORS 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 assigned to WILMINGTON
SAVINGS FUND SOCIETY,
FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN WICH MORTGAGE TRUST F (the Secured Creditor), by assignment, conveying the after described roperty 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 undersigned at public outcry to the highest bidder for cash at the GWINNETT County Courthouse within the legal hours of sale on the first Tuesday in April, 2022, the following described proper-ty: ALL THAT TRACT OF PARCEL OF LAND LYING PARCEL OF LAND LYING AND BEING IN LAND LOT 224 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEOR-GIA, BEING LOT 4, NORTH-WOODS ESTATES SUBDIVI-WOUDS 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 DESCRIP-TION. 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 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, in-

Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees (notice of intent to collect attorney's fees having been given). WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWIGH 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.

LLC, acting on behalf of and, as necessary, in consultation with WILMINGTON SAV-INGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F

(the current investor on the

loan), is the entity with the

FORECLOSURE

full authority to negotiate, amend, and modify all terms of the loan. Pursuant to 0.C.G.A. § 44 14 162.2, O.C.G.A. § 44 14 162.2, CARRINGTON MORTGAGE CARRINGION MORIGAGE SERVICES, LLC may be con-tacted at: CARRINGTON MORTGAGE SERVICES, LLC, 1600 SOUTH DOU-GLASS ROAD, SUITE 200 A, ANAHEIM, CA 92806, 800
561 4567. Please note that, pursuant to 0.C.G.A. § 44 14
162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 3126 SPRINGLAKE DRIVE, BUFORD, GEORGIA 30519 is/are: MARCOS BLASNICH AND LILIA LOMELI or tenant/tenants. LOMELI or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inan accurate survey and in spection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumassessitents, lens, encum-brances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure not prohibited under the U.S. 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 TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F as Attorney in Fact for MARCOS BLAS-MICH AND LILIA LOMELI. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. TO obtain options and alterna-Power and other foreclosure obtain options and alternaoddain options and alterna-tives to foreclosure please contact Carrington Mortgage Services, LLC directly, toll free by the following tele-phone number: (800 561 4567). 0000006220396 BARRETT DAFFIN FRAPPI-FR TIIBNER & ENGEL LIP BARRETT DAFFIN FRAPPI-ER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398. 950-63572

3/9,16,23,30,2022 NOTICE OF SALE UNDER POWER CONTAINED IN COUNTY OF Gwinnett Pursuant to a power of sale contained in a certain securi-

Financial Corp. recorded in Deed Book 56036, beginning at page 427, of the deed records of the Clerk of the Superior Court of the aforesaid state and county, and salu state and county, and by virtue of a default under the terms of said security deed, and the related note, the undersigned attorney-infact for the aforesaid Grantor (which attorney-in-fact is the present holder of said security dead and note secured present noticer 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 April 2022, all property described in said security deed including but not limited to the following described property: All that tract or agree of land bring tract or parcel of land lying and being in Land Lots 2 and 3 of the 5th District, Gwin-3 of the 5th District, Gwin-nett County, Georgia, being Lot 5, Block A, Sagebrook Subdivision, Unit One, ac-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 refer-ence thereto. Said legal deence thereto. Said legal deence thereto. Said legal eec scription being controlling, however, the Property is more commonly known as: 3561 Oakwilde Drive, Snel-lville, GA 30039 Said prop-erty 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 lien but not yet due and payable); any matters which he disclosed by an accomply the disclosed by a second the disclosed by a second the disclosed by t might be disclosed by an acmight be disclosed by an ac-curate survey and inspection of the property; any assess-ments, liens, encumbrances, zoning ordinances, restric-tions, and all other matters

tions, and an other matters of record superior to the said Security Deed. 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 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 negotiate, amend 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 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 possession of the property is believed to be Robert Bolden and Betty Ann Bolden, Administrator of Estate of Robert Lee Bolden, or tenant(s). Georgia Housing and Finance Authority, as Transferee, Assignee, and Secured feree, Assignee, and Secured Creditor As attorney-in-fact for the aforesaid Grantor Campbell & Brannon, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connector, Suite 350 Atlanta, GA 30342 (770) 392-0041 22-6675 THIS LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE feree, Assignee, and Secured

3/9,16,23,30,2022

TION OBTÁINED WILL BE

USED FOR THAT PURPOSE. 950-63540

NOTICE OF SALE
UNDER POWER STATE
OF GEORGIA COUNTY
OF GWINNETT
Under and by virtue of the
power of sale contained with
that certain Security Deed
dated December 14, 2006,
from Daniel A. Bowers to
Mortgage Electronic Registration Systems, Inc., as
nominee for SunTrust Mortgage, Inc., recorded on December 19, 2006 in Deed
Book 47381 at Page 0259
Gwinnett County, Georgia
records, having been last

FORECLOSURE sold, assigned, transferred and conveyed to Nationstar Mortgage LLC d/b/a Mr. Cooper by Assignment and said Security Deed having been given to secure a note dated , in the amount of \$116,000.00, and said Note being in default the under being in default, the under-signed will sell at public outbeing in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Gwinnett County, Georgia, on April 5, 2022 the following described real property (hereinafter referred to as the "Property"): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 185 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 28, BLOCK B, IVY CREST SUBDIVISION, UNIT IV, AS PER PLAT RECORDED IN PLAT BOOK 32, PAGE 259, GWINNETT COUNTY RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THERETO. LESS AND EXCEPT THAT PROPERTY CONVEYED AT DEED BOOK 13315, PAGE 99, GWINNET COUNTY, GEORGIA BECORDS. The debt secured but the Scoutt Dead of the the Security Dead and active the Security Dead and COUNTY, GEORGIA RECORDS. The debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the payments as required by the terms of the Note. The debt remaining is Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property is/are Daniel A. Bowers. The property, being commonly known as 3551 lvy Crest Way, Buford, GA, 30519 in Gwinnett County, will be sold as the property of Daniel A. Bowers, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters tention to collect attorneys' and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to 0.C.G.A.Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to nenave the full authority to negotiate, amend or modify all terms of the above described mortgage is as follows: Nationstar Mortgage LLC d/b/a Mr. Cooper, 350 Highland Dr. Lewisville, TX 75067, (388) 480-2432. The forecoing 75067, (888) 480-2432. The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the tiate, amend or modify the terms of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. Albertelli Law Attorney for Nationstar Mortgage LLC d/b/a Mr. Cooper as Attorney in Fact for Daniel A. Bowers 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242 By. Rohan Rupani For the Firm THIS FIRM IS ACTING AS A DEBT. COLLECTOR. ATty deed executed by Robert Bolden, hereinafter referred to as Grantor, to Homestar DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION
OBTAINED WILL BE USED
FOR THAT PURPOSE. 22-

03/23/2022, 03/30/2022 950-63967 3/9,16,23,30,2022

03/09/2022

PUSE. - 22-A-4742073

03/16/2022.

STATE OF GEORGIA COUNTY OF GWINNETT UNDER POWER

Because of a default under the terms of the Security Deed executed by Fabion Brooks to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nomi-nee for Pacific Union Financial, LLC, its successors and and recorded in Deed Book 5428, Page 395, as last modified in Deed Book 56279, Page 712, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to **Pacific Union Financial LLC**, secur-Union Financial LLC, securing a Note in the original principal amount of \$236,415,00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and purchle and purchles. amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, April 5, 2022, during the legal hours of sale, before the Courthouse door in said County, well at white authors to the of sale, before the county, sell at public outcry to the highest bidder for cash, the property described in said beed, to-wit: All that tract or parcel of land lying and being in Land Lot 227 of the 5th District of Gwinnett County, Georgia, being Lot 117, Block A of Shannon Lake Subdivision, Phase 1, as per plat recorded in Plat Book 133, Pages 290-295, Gwinnett County, Georgia Records, which plat is made a part hereof and incorporated herein by reference. Said property is known as 1033 Deadwood Trail, Loganville, GA 30052, together Deadwood Trail, Loganville, GA 30052, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be a lead a strength of the said property will be a lead a strength of the said property. broperty, II arry. Said property ty will be sold subject to any outstanding ad valorem tax-es (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, 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

sale will be applied to the payment of said indebt-edness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale

will be conducted subject (1)

to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and

àudit of the status of the

loan with the secured credi-

loan with the secured creditor. The property is or may be in the possession of; Danielle Ball, successor in interest or tenant(s). Nationstar Mortgage LLC d/b/a Mr. Cooper as Attorney-in-Fact for Fabion Brooks File no. 19-074592 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/GR https://www.logs.com/ *THE

FORECLOSURE

LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE 950-61756 3/9,16,23,30,2022

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by Richard Brown and Karen A. Brown to Chase Manhattan Mortgage Corporation dated April 29, 2004, and recorded in Deed Book 38199, Page April 29, 2004, and recorded in Deed Book 38199, Page 74, as last modified in Deed Book 52169, Page 147, Gwinnett County Records, securing a Note in the original principal amount of \$112,600.00, the holder thereof pursuant to said Deed and Note thereby 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, April 5, 2022, during the legal hours of sale, before the Court-bayes deep in said County. house door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 334, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 5, BLOCK A, ELM TREE SUBDIVISION, UNIT ONE, AS PER PLAT THEREOF RECORDED house door in said County PLAT THEREOF RECORDED PLAI IHEREUF RECORDES IN PLAT BOOK 54, PAGE 278, GWINNETT COUNTY, GEORGIA RECORDS; WHICH PLAT AND LEGAL DESCRIPTION THEREON ARE INCORPORATED HERE-ARE INCORPORATED HERE-IN BY REFERENCE THERE-TO. Said property is known as 1980 Elm Tree Ter, Bu-ford, GA 30518, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said proper-ty will be sold subject to any ty Will be 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, 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 said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Karen A. Brown, The Representative of the Estate of Karen A. Brown, Richard Brown and The Representa-tive of the Estate of Richard Brown, successor in interest Brown, successor in interest or tenant(s). JPMorgan Chase Bank, National Association as Attorney-in-Fact for Richard Brown and Karen A. Brown File no. 21-077922 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Jaw 211 GROUP LLP* Attorneys and Counselors at Law 211
Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/jw https://www.logs.com/ *THE LAW FIRM IS ACTING AS DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL DEED FOR THAT WILL BE USED FOR THAT PURPOSE.
950-61765

3/9.16.23.30.2022 Notice of Sale Under Power

Georgia, Gwinnett Count Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by Albert L. Braud and Monica F. Braud to Mortgage Electronic Registration Sys-tems, Inc. ("MERS") as nominee for Countrywide Home Loans, Inc., dated January 9, 2006, and record-Deed Book ed in Deed Book 46020, Page 168, Gwinnett County, Georgia records, having been modified in Deed Book 57359, Page 317, aforesaid records and as last transferred to Select Portfolio Servicing, Inc. by Assignment recorded in Deed Book 57034, Page 696, Gwinnett County, Georgia records, conveying the after-decounty, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$216,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in April, 2022, to wit: April 5, 2022, the following described property: All that tract or parcel of land lying and being in Land Lot 55 of the 7th District, Gwinnett County, Georgia, being Lot 2, Block A, Prospect Creek, Unit 1, per Plat Book 92, Page 183, Gwinnett County, Georgia Records, which is referred to and made a part of this within the legal hours of sale Records, which is referred to and made a part of this description. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. The debt remaining in de-The debt remaining in de-fault, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by Deed to Secure Debt and by law, including attorney?s fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as 1660 Prospect Creek Drive, Lawrenceville, GA 30043, together with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or undersigned, the party (or parties) in possession of the subject property is (are): Monica F. Braud or tenant or tenants. Said property will be sold subject to (a) any outstanding of volume to. outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the prop erty, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments,

liens, encumbrances, zoning

nens, encumorances, zonning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt.

Code: (2) O.C.G.A. Sec-

FORECLOSURE

tion 9-13-172.1; and (3) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to 0.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be pro-vided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc. Attention: Loss Mitigation Department 3217 S. Decker Lake Drive Salt Lake City, Utah 84119 1-888-818-6032 The foregoing notwithstanding, nothing in OC.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend or modi-fy the terms of the Deed to Secure Debt described herein. This sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being Select Portfolio Servicing, Inc. as attorney in fact for Albert L. Braud and Monica F. Braud Richard B. Maner, P.C. 180 Interstate N Parkway, Suite 200 Atlanta, GA 30339 in. This sale is conducted on Interstate N Parkway, Suite 200 Atlanta, GA 30339 404.252.6385 THIS LAW FIRM IS ACTING AS A DEBT. COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINSU WILL BE USED FOR THAT PURPOSE, FMFC22-040 656.6205 950-63959 3/9,16,23,30,2022 NOTICE OF SALE

UNDER POWER
GEORGIA,
GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Secontained in the curity Deed from SAPRINA D. CARTER to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR WR STARKEY MORTGAGE, at a dated December 2, WR STARKEY MORTGAGE, L.L.P., dated December 2, 2011, recorded December 22, 2011, in Deed Book 51069, Page 0891, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal, amount of One principal amount of One Hundred Forty-One Thou-sand Three Hundred Twenty-Four and 00/100 (\$141,324.00), with thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to The Money Source Inc., there will be sold at public outcry to the highest bidder for cash at the Gwinnett for cash at the Gwinnett Courthy Courthouse, within the legal hours of sale on the first Tuesday in April, 2022, all property described in said Security Deed including but not limited to the following described property.

not imited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 52, OF THE 6TH DISTRICT, OF GWINNETT COUNTY, GEORGIA, BEING LOT 40, BLOCK AND MONTREALLY IN-TOWNE IN-TOWNE MONTREALIX MONTREAUX IN-TOWNE SUBDIVISION, UNIT THREE, (FKA THE ESTATES AT PARKWOOD), AS PER PLAT RECORDED IN PLAT BOOK 119, PAGES 159 & 160, 119. PAGES 159 & 160, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFER-ENCE. Said legal description being controlling, however the property is more commonly known as 2490 PARK ESTATES DRIVE, SNEL-UILLE, GA 30078. The indebtedness secured by said debtedness secured by said Security Deed has been and is hereby declared due be-cause of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the 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 same having been items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; 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 possession of the property is SAPRINA D. CARTER, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the LIS. 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. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is:
The Money Source Inc.,
Loss Mitigation Dept., 135
Maxess Rd., Melville, NY
11747, Telephone Number: 866-867-0330. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify inegulate, allielle, of Illoudy the terms of the mortgage instrument. THE MONEY SOURCE INC. as Attorney in Fact for SAPRINA D. CARTER THE BELOW LAW FIRM MAY BE HELD TO BE 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.
TMS-22-00500-1 Ad Run
Dates 03/09/2022,

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

03/09/2022.

03/23/2022.

Dates

03/16/2022

3/9,16,23,30,2022

Because of a default under the terms of the Security Deed executed by Myra Cisse to Wachovia Bank, National Association dated October 31, 2002, and recorded in Deed Book 29947, Page 148, Gwinnett County Records, securing a Note in the original principal amount of \$138,415.00, the holder thereof pursuant to said Deed and Note thereby

FORECLOSURE

tire amount of said indebted

ness due and payable and

pursuant to the power pursuant to the power or sale contained in said Deed, will on the first Tuesday, April 5, 2022, during the le-gal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: ALL THAT PARCEL OF LAND BE-INAI D'ARCEL O' L'AND BEING IN L'AND LOT 71 OF
THE 7TH DISTRICT OF
GWINNETT COUNTY, GEORGIA, BEING LOT 25, BLOCK
D, KESWICK SUBDIVISION,
UNIT 7, AS PER PLAT
RECORDED AT PLAT BOOK
74 PAGE 167 GWINNETT PAGE 167, GWINNETT COUNTY. GEORGIA RECORDS. Said property is known as 1175 Hillary Ln, Lawrenceville, GA 30043, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad val-orem taxes (including taxes which are a lien, whether or which are a lieft, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be dis-closed by an accurate survey and inspection of the prop erty, any assessments, liens, encumbrances, zoning ordi-nances, 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 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 con-ducted subject (1) to confir-mation that the sale is not mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Myra Cisse, a/k/a Myra Smith Cisse and ar/Va Myra Smith Cisse and The Representative of the Estate of Myra Smith Cisse, successor in interest or ten-ant(s). Wells Fargo Bank, N.A. as Attorney-in-Fact for Myra Cisse File no. 22-078323 LOGS LEGAL 078323 LOGS LEGAL
GROUP LLP* Attorneys and
Counselors at Law 211
Perimeter Center Parkway,
N.E., Suite 300 Atlanta, GA
30346 (770) 220-2535/GR
https://www.logs.com/ *THE
LAW FIRM IS ACTING AS A
DEBT COLLECTOR, ANY INFORMATION OBTAINED
WILL BE JUSED FOR THAT WILL BE USED FOR THAT

PURPOSE 950-63377 3/9,16,23,30,2022 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Because of a default under the terms of the Security Deed executed by Karen A Colten to National City Cotten to National City
Mortgage Co dba Accubanc
Mortgage dated August 17,
2001, and recorded in Deed
Book 24302, Page 180,
Gwinnett County Records,
said Security Deed having
been last sold, assigned,
transferred and conveyed to transferred and conveyed to
U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates Series 2005-RF3, securing a Note in the original principal amount of \$82,838.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the en-tire amount of said indebted-ness due and payable and, pursuant to the power of pursuant to the power or sale contained in said Deed, will on the first Tuesday, April 5, 2022, during the le-gal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 28 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING DWELLING UNIT "C", BUILD-ING 2 OF KING"S GATE COLONY CONDOMINIUMS, AS SHOWN ON PLAT OF SURVEY DATED NOVEMBER 10, 1971 MADER BY HANL SURVEY DATED NOVEMBER
10, 1971, MADE BY HANNON AND MEEKS, REGISTERED LAND SURVEYORS, WHICH PLAT IS RECORDED IN CONDOMINIUM PLAT BOOK 1, PAGE 5, GWINNETT COUNTY RECORDS, TOGETHER WITH ALL RIGHT, TITLE AND INTEREST CONTAINED IN THE DECLARATION OF TRINITY, INC. FOR KING'S GATE DECLARATION OF TRINITY, INC. FOR KING'S GATE COLONY CONDOMINIUMS, RECORDED IN DEED BOOK 548, PAGES 142-193, AFORESAID RECORDS, SAID DECLARATION AND AMY AMENDMENTS THERETO, BY THIS REFERENCE HEREIN AND MADE A PART HEREOF, THE INTEREST CONVEYED INCLUDES, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING AN UNDIVIDED 94% INTEREST IN THE COMMON FACILITIES AND AREAS OF SAID CONDOMINIUM. THIS CONVEYANCE IS SUBJECT TO: (A) THE PROVISIONS OF THE AFORESAID DECLARATION AS THE SAME MAY BE AMENDED FROM TIME TO TIME; AND (B) THE PROVISIONS OF THE AFORESAID DECLARATION AS THE SAME MAY USIONS OF THE GEORGIA APARTMENT OWNERSHIP ACT (GEORGIA LAWS 1953, PAGE 561 FT SEO. CHAP-FOR KING'S APARTMENT OWNERSHIP ACT (GEORGIA LAWS 1953, PAGE 561, ET SEO., CHAPTER 85-1613 OP THE GEORGIA CODE ANNOTATED). Said property is known as 2040 Kings Gate Cir Apt C, Snellville, GA 30078, to gether with all fixtures and personal property attached to and constituting a part of said property. If any. Said said property, if any. Said property will be sold subject to any outstanding ad val-orem taxes (including taxes which are a lien, whether or

not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property any accessment liens. erty, any assessments, liens encumbrances, 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 indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided

be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to portate refer in a minute and accurate and complete description. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to eave the industries. final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of , successor in interest or tenant(s). U.S. 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 nurses of paying the Bank National Association, as Trustee for Structured As set Securities Corporation Mortgage Pass-Through Cer-tificates Series 2005-RF3 as Attorney-in-Fact for Karen A Colten File no. 22-078180 LOGS LEGAL GROUP LLP* for the purpose of paying the

Attorneys and Counselors at

FORECLOSURE

Law 211 Perimeter Center Parkway, N.E., Suite 300 At-lanta, GA 30346 (770) 220-2536/scd https://www.logs.-com/ *THE LAW FIRM IS ACTING AS A DEBT COL-LECTOR. ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-61754 950-61754

2/16,23,3/2,9,16,23,30,2022 NOTICE OF FORECLOSURE SALE

HOHECLUSUHE SALE
UNDER POWER
GWINNETT COUNTY,
GEORGIA
THIS IS AN ATTEMPT TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE.
Under and by virtue of the

Under and by virtue of the Power of Sale contained in a Security Deed given by Donald B Conino to Mortgage ald B Conino to Mortgage Electronic Registration Sys-tems, Inc., as nominee for Primary Residential Mort-gage, Inc dated June 22, 2012 and recorded on June 25, 2012 in Deed Book 51449, Page 683, Gwinnett County, Georgia Records, and later assigned to U.S. Rank National Association Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2018 G-CTT by Assignment of Secu-rity Deed recorded on March 15, 2021 in Deed Book 58492, Page 239, Gwinnett County, Georgia Records, conveying the after-de-scribed property to secure a Note in the original pripaisal. scribed property to secure a Mote in the original principal amount of Seventy-Seven Thousand Nine Hundred Seventy-Two And 00/100 Dollars (\$77,972.00), with interest thereon as set forth therein, there will be solid at public output to the highest therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on April 5, 2022 the following described property: All that tract or parcel of land lying and being in Land Lot 115 and 116 of the 5th District, Gwinnett County, Georgia, being Lot 2, Block A, Sherwood Forest Subdivision. Unit Four, as per plat record-Unit Four, as per plat recorded in Plat Book 6, Page 11, Gwinnett County Georgia Records, which recorded plat is incorporated herein by this reference and made a part of this description. Said property being known as 664 Somerset Drive according to the present system of numbering property in Gwinnett County, Georgia. Tax ID: R5115 075 The debt secured by said Security Deed has been and is hereby declared due because of, among oth-er possible events of default,

railure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney?s fees (notice of intent to collect attorney?s fees having hear air. nev?s fees having been given). Your mortgage servicer, Rushmore Loan Manage-ment Services, LLC, as ser-vicer for U.S. Bank National Association, not in its indi-Association, not if its lifting vidual capacity but solely as trustee for the RMAC Trust, Series 2018 G-CTT, can be contacted at 888-504-7300 or by writing to 15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618, to discuss occible a starting to suice 100. Irvine, CA 92618, to discuss possible alternatives to avoid foreclosure. 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, encumparances, zoning ordinances. brances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the parties in possession of the property are Donald B. Conino and Jennifer Maxey or tenant(s); and said property is more commonly known as 664 any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and pauls about the sold and the sold pauls are all the sold pauls are all pau Drive. Somerset Lawrenceville, GA 30046.
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. U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust. Series for the RMAC Trust, Series 2018 G-CTT as Attorney in Fact for Donald B Conino McMichael Taylor Gray, LLC 3550 Engineering Drive,

Suite 260 Peachtree Corners, GA 30092 404-474-7149 MTG File No.: GA2022-00022 950-63384 3/9 16.23.20.20-20 3/9.16.23.30.2022 NOTICE OF FORECLOSURE SALE

UNDER POWER GWINNETT COUNTY,

3550 Engineering Suite 260 Peachtree

GEORGIA
Under and by virtue of the
Power of Sale contained in a
Security Deed given by Susan B. Crabb to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for American Brokers Conduit, dated May 31, 2006, and recorded in Deed Book 46729, Page 309, Gwinnett County, Georgia Records, as last transferred to HSBC Bank USA, National Association as trustee for an Association as trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2006-SL4 by assignment recorded on September 27, 2021 in Book 59223 Page 270 in the Office of the Clerk of Superior Court of Christon 270 in the Office of the Clerk
of Superior Court of Gwinnett County, Georgia
Records, conveying the after-described property to secure a Note in the original
principal amount of Twenty
Thousand Five Hundred Fifty
and 0/100 dollars and 0/100 dollars (\$20,550.00), 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 court-house door of Gwinnett County, Georgia, within the legal hours of sale on April 5, 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN Land Let 110 of the 5th Disc Land Lot 119 of the 5th Dis-trict, Gwinnett County, Geor-gia being Lot 15, Block B of Timbercrest, Unit One according to plat recorded in plat book 28, page 104, Gwinnett County, Georgia records. Which plat is incorporated herein for a more

same and all expenses of this sale, as provided in Se-

FORECLOSURE

curity Deed and by law, including attorney's fees (notice of intent to collect attorcircumy according to the control of not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Susan B. Crabb or tenant(s); and said property is more commonly known as 1251 Timbercrest

Dr, Lawrenceville, GA 30045. The sale will be con-30043. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure. HSBC Bank USA, National Association as trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2006-SL4 as Attorney in Fact for Susan B. Crabb. Brock Scott, PLLC 4360 Chamble Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-00441 950-63402 3/9,16,23,30,2022 status of the loan with the

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE

UNDER POWER Because of a default under the terms of the Security Deed executed by **Thomas** A. Culver and Ellen M. Baird to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Quicken Loans, Inc, its successors and assigns dated June 23, 2018, and recorded in Deed Book 55988, Page 796, Gwinnett County 796, Gwinnett County Records, said Security Deed having been last sold, as-signed, transferred and conveved to Quicken Loans Inc. securing a Note in the original principal amount of \$172,975.00, the holder thereof pursuant to said Deed and Note thereby secured by secured by secured by the said the said beautiful to the said be cured has declared the entire amount of said indebtedness amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, April 5, 2022, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said sei a public older for cash, the property described in said poed, to-wit: Tax Id Number (s): R5356 032 Land situated in the County of Gwinnett in the State of GA ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 356 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING SHOWN AND DESIGNATED AS LOT 34, BLOCK A, INDIANNIT ONE, ACCORDING TO A PLAT OF SUBDIVISION RECORDED IN PLAT BOOK 77, PAGE 149, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED BY REFER-COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED BY REFER-ENCE HEREIN AND MADE A PART HEREOF. Commonly known as: 2075 Indian Hills Court, Bethlehem, GA Court, Be 30620-4654 known as 2075 Indian Hills Court, Bethlehem, GA 30620, together with all fix-tures and personal property attached to and constituting a part of said property, if

and payable), the right of re-demption of any taxing au-thority, any matters which might be disclosed by an ac-curate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restric-tions, covenants, and mat-ters of record superior to the Security Deed first set out above. The proceeds of said above. The proceeds of said 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) a confirmation that the sale to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and (2) to find confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Thomas A. Culver; Ellen M. Baird, successor in interest or tenant(s). Rocket Mort-gage, LLC f/k/a Quicken Loans Inc. as Attorney-in-Fact for Thomas A. Culver and Ellen M. Baird File no. 20-076689 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/CH https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY IN-FORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE.
950-59575

1/26,2/2,9,16,23,3/2,9,16,23, 30, 2022 NOTICE OF SALE

UNDER POWER STATE OF GEORGIA COUNTY OF GWINNETT Under and by virtue of the power of sale contained with that certain Security Deed dated December 18, 2019 dated December 18, 2019, from Wendy Castillo David to Mortgage Electronic Registration Systems Inc as a nominee for Broker Solutions Inc. dba New American Funding, recorded on December 26, 2019 in Deed Book 57132 at Page 290 Gwinnett County, Georgia Prepords baying heen last Book 57132 at Page 290 Gwinnett County, Georgia records, having been last sold, assigned, transferred and conveyed to Lakeview Loan Servicing LLC by Assignment and said Security Deed having been given to secure a note dated December 18, 2019, in the amount of \$218,960.00, and said Note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the outcry during the legal hours of sale before the door of the courthouse of Gwinnett County, Georgia, on April 5, 2022 the following described real property (hereinafter referred to as the 'Property'): ALL THAT TRACT OR PARCEL OF LAND LYING AND

FORECLOSURE

BEING IN LAND LOT 80 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 8, BLOCK I, OUALL RUN PHASE, UNIT

PLAT RECORDED IN PLAT BOOK 6, PAGE 120, GWIN-NETT COUNTY RECORDS,

TO WHICH SAID PLAT REF

knowl-

TO WHICH SAID PLAT REF-ERENCE IS MADE FOR A MORE PARTICULAR DELIN-EATION OF A METES, BOUNDS AND COURSES DESCRIPTION. The debt se-cured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the payments as required by the terms of ar required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all exnenses of the sale including attorneys' fees. Notice of in tention to collect attorneys fees has been given as pro-vided by law. To the best of the undersigned's edge, the person(s) in pos-session of the property is/are Wendy Castillo David The property, being com-monly known as 515 Birch GA Lawrenceville. Ln, Lawrenceville, GA, 30044 in Gwinnett County, will be sold as the property of Wendy Castillo David, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, enall assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to O.C.G.A.Section 44-14-162.2, the name, address and telephone number of the individual or who shall have the full authority to negotiate, amend or modify all terms of the or modify all terms of the above described mortgage is as follows: LoanCare LLC, 3637 Sentara Way, Virginia Beach, VA 23452, 800-274-6600 The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. Aler of the Security Deed. Al bertelli Law Attorney bertelli Law Attorney for Lakeview Loan Servicing LLC as Attorney in Fact for Wendy Castillo David 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242 By: Rohan Rupani For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED

> 4741529 03/16/2022, 03/30/2022 950-63966 3/9,16,23,30,2022 NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF GWINNETT
>
> By virtue of a Power of Sale contained in that certain Se-

INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. - 21-008952 A-4741530

curity Deed from Debra Y.
Fabian to Mortgage Electronic Registration Systems, Inc. as nominee for Broke Inc. as nominee for Broker Solutions, Inc. dba New American Funding, its successors and assigns, dated July 13, 2018 and recorded on July 18, 2018 in Deed Book 56015, Page 666, 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 to secure a Note of ever date, in the original principal amount of One Hundred Eighty-Three Thousand Light Hundred Seventy and dollars (\$183,870.00) with interest (\$163,670.00) with interest thereon as provided therein, as last transferred to Broker Solutions, Inc. d/b/a New American Funding, recorded in Deed Book 56991, Page 138. aforesaid records, wil be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett 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 April, 2022, all property described in said Security Deed including but not limited to the following the total control of the said Security Deed including but not limited to the following the said security of the said Security Deed including but not limited to the following the said Security Deed including the said Security Deed in ing but not limited to the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 130 OF
THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA
BEING LOT 11, BLOCK A,
BRADFORD PLACE SUBDIVISION, UNIT 2, ACCORDING TO PLAT RECORDED AT
PLAT BOOK 91, PAGE 281,
GWINNETT COUNTY
RECORDS, WHICH PLAT IS ing but not limited to the fol-

GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY Said property may more commonly be known as 3745 Aristocrat Court, Lo-

ganville, GA 30052.

The debt secured by said
Security Deed has been and is hereby declared due because of, among other possible events of default, nonpayment of the monthly in-stallments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given) given). The individual or entity that

International of entity that has full authority to negotiate, amend and modify all terms of the loan is Broker Solutions Inc. dba New American Funding, New American Funding, New American Funding c/o Home Retention Department

11001 Lakeline Blvd. Ste.

Austin, TX 78717 Said property will be sold on an "as-is" basis without

any representation, warranty or recourse against the above-named or the under-signed. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemotion of any taxing audemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants easements covenants easements rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Debra Y. Fabian and or ten-