FORECLOSURE

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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. §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 provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Funds used at sale shall be in certified funds and payable to ?Bell Carrington Price & Gregg, LLC?. BankUnited N.A. as Attorney in Fact for Hyacinth Lewis. Any information obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File: 22-40129

950-61400,
2/13,16,23,3/2,9,16,23,30,2022

NOTICE OF SALE
UNDER POWER
GEORGIA,
GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in that certain Security Deed from **Esperanza O. Lotshaw (collectively the "Grantor") to Associated Credit Union ("Grantee"),** dated December 4, 2007, filed and recorded December 13, 2007, in Deed Book 48492, Page 123, Gwinnett County, Georgia Records, as modified by that certain Agreement to Modify Deed to Secure Debt, dated December 21, 2012, filed and recorded January 8, 2013, in Deed Book 51924 Page 684, Gwinnett County, Georgia records, (as modified, the "Security Deed"), conveying the after-described property to secure that certain Balloon Note dated December 4, 2007 from Grantor payable to Grantee, in the original principal amount One Hundred Eighty-One Thousand Five Hundred and 00/100 Dollars ($181,500.00), with interest thereon as set forth therein (hereinafter the "Note"), 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 the first Tuesday in April, 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 2 OF THE 1ST DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 21, BLOCK A, WYNDHAM PARK, UNIT THREE, AS PER PLAT RECORDED IN PLAT BOOK 74, PAGE 129, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF, BEING IMPROVED PROPERTY KNOWN AS 2585 WYNDHAM PARK DRIVE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA. The indebtedness secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default and failure to pay the indebtedness as and when due and in the manner provided in the Note. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given as provided by law). The property will be sold for cash or certified funds and subject to any and all other matters of record superior to said Security Deed, outstanding ad valorem taxes, any matters which might be disclosed by an accurate survey and inspection of the property, zoning ordinances, restrictions, covenants, easements against the property, if any, and subject to any unpaid water and waste bills that constitute liens against the property, whether due and payable or not yet due and payable. The sale will be conducted as set forth herein subject to (1) confirmation prior to the sale that the sale is not prohibited under the U.S. Bankruptcy Code and (2) final confirmation and audit prior to the sale of the status of the loan with the holder of the Security Deed. Grantee reserves the right to sell the property in one parcel or as an entirety, or in such parcels as Grantee may elect, as permitted in the Security Deed. The following information is being provided in accordance with O.C.G.A. § 44-14-162.2. Associated Credit Union is the secured creditor under the Security Deed and loan being foreclosed. The following entity shall have full authority to negotiate, amend, and modify all terms of the above-described Security Deed and associated Note on behalf of the secured creditor: Associated Credit Union, Attn: Andrew Zimmer, 6251 Crooked Creek Road, Peachtree Corners, GA 30092- 3107, (770) 368-2114. O.C.G.A. § 44-14-162.2 states in pertinent part that, "nothing in this subsection shall be construed to require a secured creditor to negotiate, amend, or modify the terms of a mortgage instrument." To the best of the undersigned's knowledge and belief, the property is known as: **2585 Wyndham Park Drive, NE, Buford, GA 30519,** and the parties in possession of the property are Esperanza O. Lotshaw, or their tenant or tenants. Associated Credit Union, as Attorney-in-Fact for Esperanza O. Lotshaw Thompson, O'Brien, Kappler & Nasuti, P.C. 2 Sun Court, Suite 400 Peachtree Corners, Georgia 30092 (770) 925-0111 This is notice that we are attempting to collect a debt and any information obtained will be used for that purpose. This communication is from a debt collector.

950-63970
3/9,16,23,30,2022

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY By virtue of the Power of Sale contained in that certain Security Deed given from **Nell Byers McCright to MetLife Home Loans, a Division of MetLife Bank, N.A.,** dated 12/20/2010, recorded 12/27/2010 in Deed Book 50458, Page 385, Gwinnett County, Georgia records, and as last assigned to Wilmington Savings Fund Society, FSB, not individually but soley as trustee for **Nationstar HECM Acquisition Trust 2020-1** by virtue of assignment recorded in Deed Book 58166, Page 471, Gwinnet County, Georgia Records, said Security Deed having been given to secure a Note of even date in the principal amount of THREE HUNDRED THOUSAND AND 00/100 DOLLARS ($300,000.00), with interest thereon as provided for 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 the first Tuesday in April 2022 by the secured creditor, as Attorney in Fact for Nell Byers McCright, 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 GMD 1749 OF GWINNETT COUNTY, GEORGIA, CONTAINING 2.201 ACRES AS MORE PARTICULARLY DESCRIBED ON THAT CERTAIN SURVEY FOR VINTAGE COMMUNITIES, INC. DATED APRIL 12, 2006, PREPARED BY LAND DEVELOPERS SURVEYORS, INC. LEE JAY JOHNSON, GLRS, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO SAID SURVEY AS FOLLOWS: BEGINNING AT A 1/2-INCH REBAR FOUND ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF MOUNT MORIAH ROAD (APPARENT 60 FOOT RIGHT OF WAY), WHICH POINT IS LOCATED 1820 FEET, MORE OR LESS, SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE FROM ITS INTERSECTION WITH THE RIGHT OF WAY HIGHWAY 124 (IF EXTENDED); FROM SAID BEGINNING POINT AND RUN THENCE ALONG SAID RIGHT OF WAY LINE OF MOUNT MORIAH ROAD RUN SOUTH 37 DEGREES 25 MINUTES 04 SECONDS EAST FOR A DISTANCE OF 26.93 FEET TO A POINT; CONTINUANT ALONG SAID RIGHT OF WAY LINE RUN SOUTH 39 DEGREES 04 MINUTES 04 SECONDS EAST FOR A DISTANCE OF 340.75 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY LINE OF MOUNT MORIAH ROAD RUN SOUTH 50 DEGREES 05 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 300.47 FEET TO A POINT; RUN THENCE NORTH 39 DEGREES 54 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 136.62 FEET TO A POINT; RUN THENCE NORTH 01 DEGREES 10 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 45.02 FEET TO A POINT; RUN THENCE NORTH 31 DEGREES 25 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 41.25 FETE TO A POINT; RUN THENCE NORTH 30 DEGREES 04 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 17.50 FEET TO A POINT; RUN THENCE NORTH 04 DEGREES 50 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 93.99 FETE TO A POINT; RUN THENCE NORTH 39 DEGREES 54 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 78.64 FEET TO A POINT; RUN NORTH 50 DEGREES 09 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 195.63 FEET TO A 1/2-INCH REBAR FOUND ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF MOUNT MORIAH ROAD (APPARENT 60 FOOT RIGHT OF WAY), WHICH REBAR FOUND MARKS THE TRUE PLACE OR POINT OF BEGINNING. PARCEL ID NUMBER: R3003 945. SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD. Said property being known as **1350 MT MORIAH ROAD, AUBURN, GA 30011** according to the present numbering system in Gwinnett County. The indebtedness secured by said Security Deed has been declared due because of default 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 expenses of the sale, including attorneys' fees and all other payments provided for under the terms of the Security Deed and Note. Said property will be sold subject to the following items which may affect the title to said property: any superior Security Deeds of record; 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 ad valorem taxes, which constitute liens upon said property; special assessments; all outstanding bills for public utilities which constitute liens upon said property; all restrictive 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 party in possession of the property is The Estate of Nell Byers Mccright, The Heirs of Nells Byers Mccright, or tenant(s). The sale will be conducted subject to D17-000881-2 (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 negotiate, amend, and modify all terms of the mortgage is: PHH Mortgage Corporation, 1 Mortgage Way, Mount Laurel, NJ 08054, 866-503-5559. THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. The Geheren Firm, P.C., 4828 Ashford Dunwoody Road, 2nd Floor, Atlanta, GA 30338 TEL (678) 587-9500.

950-64038
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 given by **KIM MCMILLAN DAVIS AND ROYCE A DAVIS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE FOR OCEANSIDE MORTGAGE COMPANY** , dated 05/20/2009, and Recorded on 06/12/2009 as Book No. 49534 and Page No. 0844, GWINNETT County, Georgia records, as last assigned to **WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF JUNIPER MORTGAGE LOAN TRUST A (the Secured Creditor),** by assignment, conveying the after described property to secure a Note of even date in the original principal amount of $219,798.00, 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 property: THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF GEORGIA, COUNTY OF GWINNETT, CITY OF SNELLVILLE, AND IS DESCRIBED AS FOLLOWS:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 22 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA RECORDS, BEING LOT 29, BLOCK A, MOORINGS ESTATES SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 41, PAGE 223, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE A MADE A PART OF THIS DESCRIPTION.

PARCEL NUMBER(S): 6022058 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. 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 JUNIPER MORTGAGE LOAN TRUST A 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 necessary, in consultation with WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF JUNIPER MORTGAGE LOAN TRUST A (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 O.C.G.A. § 44 14 162.2, CARRINGTON MORTGAGE SERVICES, LLC may be contacted at: CARRINGTON MORTGAGE SERVICES, LLC, 1600 SOUTH DOUGLASS ROAD, SUITE 200 A, ANAHEIM, CA 92806, 800 561 4567. Please note 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 undersigned, the party/parties in possession of the subject property known as **4535 SHUMART DR, SNELLVILLE, GEORGIA 30039** is/are: KIM MCMILLAN DAVIS AND ROYCE A DAVIS 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 inspection 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, encumbrances, 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 documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF JUNIPER MORTGAGE LOAN TRUST A as Attorney in Fact for KIM MCMILLAN DAVIS AND ROYCE A DAVIS. 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 alternatives to foreclosure please contact Carrington Mortgage Services, LLC directly, toll free by the following telephone number: (800 561 4567). 00000009368481 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.

950-63562
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 with that certain Security Deed dated February 1, 2008, from **Pravin C. Mehta to JP Morgan Chase,** recorded on February 8, 2008 in Deed Book 48624 at Page 153 Gwinnett County, Georgia records, having been last sold, assigned, transferred and conveyed to **Caliber Home Loans, Inc.**by Assignment and said Security Deed having been given to secure a note dated February 1, 2008, in the amount of $160,000.00 said note being modified by Loan Modification agreement and recorded on October 15, 2012 in OR Book 51716 OR Page 604 in the real property records of Gwinnett County, Georgia, and said Note being 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 61 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 2, BLOCK A, EASTPARKE SUBDIVISION, ACCORDING TO PLAT RECORDED AT PLAT BOOK 59, PAGE 227, GWINNETT COUNTY, GEORGIA, RECORD, BEING IMPROVED PROPERTY. 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 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 Pravin C. Mehta. The property, being commonly known as **1850 Eastford Trc, Stone Mountain, GA, 30087** in Gwinnett County, will be sold as the property of Pravin C. Mehta, 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, 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 entity who shall have the full authority to negotiate, amend or modify all terms of the above described mortgage is as follows: CALIBER HOME LOANS, 13801 Wireless Way, Oklahoma City, OK 73134, 1-800-401-6587 . 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. Albertelli Law Attorney for Caliber Home Loans, Inc. as Attorney in Fact for Pravin C. Mehta 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242 By: Rohan Rupani, ESQ For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. - 21-008681 A-4741014 03/09/2022, 03/16/2022, 03/23/2022, 03/30/2022

950-63964
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 given by **RAQUEL MEJIA to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR LOANCITY.COM,** dated 10/27/2004, and Recorded on 11/09/2004 as Book No. 40523 and Page No. 0261, GWINNETT County, Georgia records, as last assigned to **WELLS FARGO BANK, N.A. (the Secured Creditor),** by assignment, conveying the after described property to secure a Note of even date in the original principal amount of $182,043.00, 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 May, 2022, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 174 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 56, BLOCK A, PARKLAKE SUBDIVISION, UNIT THREE, AS SHOWN ON PLAT OF SUBJECT PROPERTY RECORDED AT PLAT BOOK 59, PAGE 216, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE 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 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).

WELLS FARGO BANK, N.A. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. WELLS FARGO BANK, N.A., acting on behalf of and, as necessary, in consultation with WELLS FARGO BANK, N.A. (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 O.C.G.A. § 44 14 162.2, WELLS FARGO BANK, N.A. may be contacted at: WELLS FARGO BANK, N.A., 3476 STATEVIEW BLVD, FORT MILL, SC 29715, 800 288 3212. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or 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 **4690 FREEMAN LAKE COURT, NORCROSS, GEORGIA 30093** is/are: RAQUEL MEJIA 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 inspection 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, encumbrances, 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 documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph.

WELLS FARGO BANK, N.A.
as Attorney in Fact for
RAQUEL MEJIA.

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

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BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001
Telephone: (972) 341 5398
(972) 341 5398
950-63574 3/9,2022

NOTICE OF SALE
UNDER POWER
CONTAINED IN
SECURITY DEED
STATE OF GEORGIA,
COUNTY OF Gwinnett

Pursuant to a power of sale contained in a certain security deed executed by **Betty R. Miley, hereinafter referred to as Grantor, to Mortgage Electronic Registration Systems, Inc. as nominee for Brand Mortgage Group, LLC** recorded in Deed Book 50484, beginning at page 695, of the deed records of the Clerk of the Superior Court of the aforesaid 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 security 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 parcel of land lying and being in Land Lot 29 of the 6th District, Gwinnett County, Georgia, being Lot 21, Block A, of Jameson Mill Subdivision, as per plat thereof recorded in Plat Book 126, page 172-173, Gwinnett County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description. Said legal description being controlling, however, the Property is more commonly known as: **4020 Megan Carly Way, Snellville, GA 30039** 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 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 might be disclosed by an accurate survey and inspection of the property; any assessments, liens, encumbrances, zoning ordinances, restrictions, and all 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 loan with the holder of the Security Deed. MidFirst Bank, through its division Midland Mortgage is the entity with authority to negotiate, amend and modify the terms of the Note and Security Deed. MidFirst Bank, through its division Midland Mortgage's address is 999 N.W. Grand Blvd., Oklahoma City, OK 73118. MidFirst Bank, through its division Midland Mortgage may be contacted by telephone at 1-800-552-3000. To the best of the undersigned's knowledge and belief, the party in possession of the property is believed to be Betty R. Miley, or tenant(s). MidFirst Bank, 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 22-6697 THIS 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.

950-63539
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 **Steven M. Orillion to Union Planters Bank, N.A.** dated September 25, 2000, and recorded in Deed Book 21522, Page 141, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to **The Bank of New York trustee under the Pooling and Servicing Agreement Series 04-R1 Corp. Trust-MBS,** securing a Note in the original principal amount of $122,986.00, 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 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 OF LAND LYING AND BEING IN LAND LOT 146 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 5, BLOCK C, TOWN & COUNTRY SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK P, PAGE 51, GWINNETT COUNTY RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THERETO. Said property is known as **5288 Greenleaf Dr, Lilburn, GA 30047, t**ogether 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 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 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 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 Steven M. Orillion, successor in interest or tenant(s). THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK as Trustee, in trust for the registered holders of NAAC Reperforming Loan REMIC Trust Certificates Series 2004-R1 as Attorney-in-Fact for Steven M. Orillion File no. 22-078205 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 USED FOR THAT PURPOSE.

950-61753
2/16,23,3/2,9,16,23,30,2022

NOTICE OF SALE
UNDER POWER
GEORGIA,
GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from **DARIAN G. PERKINS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR BRAND MORTGAGE GROUP. LLC,** dated September 11, 2009, recorded September 23, 2009, in Deed Book 49720, Page 470 , Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Seventy-Eight Thousand Five Hundred Fifty-One and 00/100 dollars ($78,551.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to **Wilmington Trust, National Association not in its individual capacity but solely as Owner Trustee of OSAT Trust 2019-2,** 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 April, 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 130 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 59, BLOCK J, SWEETWATER ESTATES SUBDIVISION, AS SHOWN ON PLAT RECORDED IN PLAT BOOK L, PAGE 336, GWINNETT COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN ON THE NORTHEASTERLY SIDE OF POPLAR DRIVE 2313 FEET SOUTHEASTERLY FROM THE INTERSECTION OF THE NORTH SIDE OF POPLAR DRIVE WITH THE EAST SIDE OF VALLEY ROAD. SAID POINT BEING THE SOUTHEAST CORNER OF LOT 60, SAID BLOCK AND SUBDIVISION; RUNNING THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY SIDE OF POPLAR DRIVE 150 FEET TO AN IRON PIN AND LOT 58, SAID BLOCK AND SUBDIVISION; RUNNING THENCE NORTHEASTERLY ALONG THE LINE DIVIDING SAID LOTS 58 AND 59, A DISTANCE OF 152 FEET TO AN IRON PIN AND LOT 37, SAID BLOCK AND SUBDIVISION; RUNNING THENCE NORTHWESTERLY ALONG THE LINE DIVIDING LOTS 37 AND 59, A DISTANCE OF 176 FEET TO AN IRON PIN AND LOT 60, SAID BLOCK AND SUBDIVISION; RUNNING THENCE SOUTHWESTERLY ALONG THE LINE DIVIDING SAID LOTS 59 AND 60 A DISTANCE OF 150 FEET TO AN IRON PIN ON THE NORTHEASTERLY SIDE OF POPLAR DRIVE, THE POINT OF BEGINNING. BEING IMPROVED PROPERTY HAVING A ONE-STORY BRICK DWELLING LOCATED THEREON. Said legal description being controlling, however the property is more commonly known as **3255 POPLAR DRIVE, LAWRENCEVILLE, GA 30044.** The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness 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 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 said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is DARIAN G. PERKINS, SONIA BOYD PERKINS, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation 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: Select Portfolio Servicing, Inc., Loss Mitigation Dept., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, Telephone Number: 888-818-6032. 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 TRUST, NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF OSAT TRUST 2019-2 as Attorney in Fact for DARIAN G. PERKINS 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. SPS-22-00465-1 Ad Run Dates 03/09/2022, 03/16/2022, 03/23/2022, 03/30/2022

950-63394
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 given by **AIMEE N PREW to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR SILVERTON MORTGAGE SPECIALISTS, INC.** , dated 06/01/2017, and Recorded on 06/06/2017 as Book No. 55166 and Page No. 0865, GWINNETT County, Georgia records, as last assigned to **PENNYMAC LOAN SERVICES, LLC (the Secured Creditor),** by assignment, conveying the after described property to secure a Note of even date in the original principal amount of $156,120.00, 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 property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 22 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 6, BLOCK D, POOLE CREEK FOREST SUBDIVISION, UNIT 4, AS PER PLAT RECORDED IN PLAT BOOK 7, PAGE 74, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. SAID PROPERTY BEING KNOWN AS 1088 WAYNE DRIVE ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGIA. 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. 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). PENNYMAC LOAN SERVICES, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. PENNYMAC LOAN SERVICES, LLC, acting on behalf of and, as necessary, in consultation with PENNYMAC LOAN SERVICES, LLC (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 O.C.G.A. § 44 14 162.2, PENNYMAC LOAN SERVICES, LLC may be contacted at: PENNYMAC LOAN SERVICES, LLC, 3043 TOWNSGATE ROAD, SUITE 200, WESTLAKE VILLAGE, CA 91361, 866 549 3583. Please note 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 undersigned, the party/parties in possession of the subject property known as **1088 WAYNE DRIVE, SNELLVILLE, GEORGIA 30078** is/are: AIMEE N PREW 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 inspection 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, encumbrances, 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 documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for AIMEE N PREW. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
00000008861494 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.

NOTICE OF SALE
UNDER POWER
GEORGIA,
GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from **CAROL DIANNE PRICHARD AKA CAROL D BROWN to JPMORGAN CHASE BANK, N.A.,** dated December 18, 2012, recorded January 7, 2013, in Deed Book 51920, Page 657 , Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Two Thousand Five Hundred Sixty-Four and 00/100 dollars ($102,564.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Community Loan Servicing, LLC, a Delaware Limited Liability Company, FKA Bayview Loan Servicing, LLC, 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 April, 2022, all property described in said Security Deed including but not limited to the following described property: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF GWINNETT, STATE OF GA AND IS DESCRIBED AS FOLLOWS: ALL THAT PARCEL OF LAND IN LAND LOT 337, 7TH DISITRICT OF GWINNETT COUNTY, STATE OF GEORGIA, ID# 7-337-090, BEING KNOWN AND DESIGNATED AS LOT 16, BLOCK A, PRINCETON OAKS, UNIT 1, AS SHOWN ON SUBDIVISION PLAT RECORDED IN PLAT BOOK 50, PAGE 181, OF THE GWINNETT COUNTY, GEORGIA PLAT RECORDS AND AS MORE PARTICULARLY SHOWN AND DESCRIBED ON A PLAT OF SURVEY PREPARED BY HAMBRICK SURVEYING, INC., GEORGIA REGISTERED LAND SURVEYOR FOR STEPHEN D. WEBB DATED 4/10/91. SAID PLATS AND THE RECORD THEREOF ARE INCORPORATED HEREIN BY REFERENCE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY. COMMONLY KNOWN AS. 971 FRANKLIN RIDGE CT, SUGAR HILL GA 30518 Said legal description being controlling, however the property is more commonly known as **971 FRANKLIN RIDGE CT, SUGAR HILL, GA 30518.** The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness 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 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 said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is CAROL DIANNE PRICHARD AKA CAROL D BROWN, THE ESTATE AND/OR HEIRS-AT-LAW OF CAROL DIANNE PRICHARD A/K/A CAROL D BROWN , or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation 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: Community Loan Servicing, LLC fka Bayview Loan Servicing, LLC, Loss Mitigation Dept., 4425 Ponce de Leon Blvd., 5th Floor, Coral Gables, FL 33146, Telephone Number: 800-771-0299. 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. COMMUNITY LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FKA BAYVIEW LOAN SERVICING, LLC as Attorney in Fact for CAROL DIANNE PRICHARD AKA CAROL D BROWN 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. BVF-22-00314-1 Ad Run Dates 03/09/2022, 03/16/2022, 03/23/2022, 03/30/2022

950-63405
3/9,16,23,30,2022

NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA

Under and by virtue of the Power of Sale contained in a Security Deed given by **Mollie J. Rossin to Mortgage Electronic Registration Systems, Inc., as Grantee, as nominee for Branch Banking and Trust Company,** dated June 18, 2010, and recorded in Deed Book 50172, Page 0843, Gwinnett County, Georgia Records, subsequently modified by a Loan Modification Agreement recorded November 1, 2017 in Book 55498, Page 589 in the amount of One Hundred Eleven Thousand Nine Hundred Sixty-One and 63/100 ($111,961.63) Gwinnett County, Georgia Records, subsequently modified by a Loan Modification Agreement recorded June 15, 2020 in Book 57562, Page 241 in the amount of One Hundred Fourteen Thousand Seven Hundred Thirty-Eight and 69/100 ($114,738.69) Gwinnett County, Georgia Records, as last transferred to **Truist Bank,** formerly known as Branch Banking and Trust Company by assignment recorded on January 2, 2020 in Book 57150 Page 817 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 One Hundred Twenty-Five Thousand Seven Hundred Sixty-Seven and 0/100 dollars ($125,767.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, 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 33 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING KNOWN AND DESIGNATED AS LOT 15, BLOCK A, MCKENDREE FARMS SUBDIVISION, UNIT ONE, PHASE D, FAIRVIEW PLANNED UNIT DEVELOPMENT, AS PER PLAT RECORDED IN PLAT BOOK 26, PAGE 232, GWINNETT COUTNTY, GEORGIA RECORDS WHICH PLAT BY REFERENCE IS INCORPORATED INTO AND MADE A PART OF THIS DESCRIPTION. Subject to all easements, reservations and conditions set forth in Deed Book 2697, Page 304, aforesaid records. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Truist Bank, successor by merger to SunTrust Bank they can be contacted at (800) 443-1032 for Loss Mitigation Dept, or by writing to 1001 Semmes Avenue, Richmond, Virginia 23222, 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, 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 Mollie J. Rossin or tenant(s); and said property is more commonly known as **1152 BAILING DR, Lawrenceville, GA 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. Truist Bank, formerly known as Branch Banking and Trust Company as Attorney in Fact for Mollie J. Rossin. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-00706

950-62545
2/23,3/9,16,23,30, 2022

NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA

Under and by virtue of the Power of Sale contained in a Security Deed given by **James M. Scott to Regions Bank dba Regions Mortgage,** dated June 15, 2011, and recorded in Deed Book 50759, Page 477, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Fifty-Five Thousand Nine Hundred Forty-Four and 0/100 dollars ($155,944.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, 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 84 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING KNOWN AND DESIGNATED AS LOT 31, BLOCK "A", THE GLEN AT WHITE HAWK SUBDIVISION, UNIT ONE, AS MORE PARTICULARLY DESCRIBED ON A PLAT OF SURVEY RECORDED IN PLAT BOOK 58, PAGE 14, GWINNETT COUNTY, GEORGIA RECORDS, REFERENCE TO SAID PLAT OF SURVEY AND THE RECORD THEREOF BEING HEREBY MADE FOR A MORE COMPLETE LEGAL 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 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 been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Regions Mortgage they can be contacted at (800) 748-9498 for Loss Mitigation Dept, or by writing to 6200 Poplar Avenue, Memphis, Tennessee 38119, 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, 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 James M. Scott and Deborah K. Duffy-Scott or tenant (s); and said property is more commonly known as **1145 MEADOW PERCH CT, Lawrenceville, GA 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. Regions Bank DBA Regions Mortgage as Attorney in Fact for James M. Scott. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-00148

950-60128
1/26,3/9,16,23,30 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 given by **WENDY WOLF SEGAL to CHASE MANHATTAN BANK USA, N.A.** , dated 03/26/2004, and Recorded on 04/16/2004 as Book No. 37855 and Page No. 0019, GWINNETT County, Georgia records, as last assigned to **JPMORGAN CHASE BANK, NATIONAL ASSOCIATION (the Secured Creditor),** by assignment, conveying the after described property to secure a Note of even date in the original principal amount of $30,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the GWINNETT County Courthouse within the legal hours of sale on the first Tuesday in April, 2022, the following described property: FILE NUMBER: 2403228 MAP #: 7 147 213 MAP #: 7 147 213 ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 147 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING LOT 19, BLOCK A, MONTAGUE PLACE SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 91, PAGE 230, LAST REVISED AT PLAT BOOK 95, PAGE 18, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE. BEING A PORTION OF THE SAME PROPERTY CONVEYED TO OLD PEACHTREE