FORECLOSURE

CONSTRUCTION, INC., IN FEE SIMPLE, BY WARRANTY DEED DATED MARCH 1, 2002, OF RECORD IN DEED BOOK 26610, PAGE 126, AND FURTHER CONVEYED TO WENDY WOLF SEGAL, IN FEE, SIMPLE. BY WARRANTY DEED DATED FEBRUARY 28, 2003, OF RECORD IN BOOK 31877, PAGE 108, IN THE OFFICE OF THE SUPERIOR COURT OF 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). JPMORGAN CHASE BANK, NATIONAL ASSOCIATION holds the duly endorsed Note and is the current assignee of the Security Deed to the property. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, acting on behalf of and, as necessary, in consultation with JPMORGAN CHASE BANK, NATIONAL ASSOCIATION (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, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION may be contacted at: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, 3415 VISION DRIVE, COLUMBUS, OH 43219, 866 550 5705. 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 **1118 MONTAGUE PLACE CT, LAWRENCEVILLE, GEORGIA 30043** is/are: WENDY WOLF SEGAL 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. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION as Attorney in Fact for WENDY WOLF SEGAL. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
00000009401571 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.
950-63557
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 **Ben D Sessions to HomeBanc Mortgage Corporation** dated July 28, 2004, and recorded in Deed Book 39487, Page 134, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to **BankUnited N.A.** securing a Note in the original principal amount of $203,150.00, 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, May 3, 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 26, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 27, BLOCK B, THE FIELDING SUBDIVISION, UNIT FOUR, AS PER PLAT RECORDED IN PLAT BOOK 65, PAGE 62, GWINNETT COUNTY RECORDS, WHICH PLAT, BY REFERENCE, IS INCORPORATED HEREIN AND MADE A PART HEREOF. Said property is known as **980 Sunhill Drive, 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 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, easements, 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 Ben D Sessions and The Representative of the Estate of Ben D Sessions, successor in interest or tenant(s). BankUnited N.A. as Attorney-in-Fact for Ben D Sessions File no. 22-078360 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.
950-63857
3/9,16,23,30,4/6,13,20,27, 2022

Notice of Sale
Under Power
Georgia,
Gwinnett County

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by **Emika Sheeler and Lawrence Scott to Buckhead Mortgage Associates, Inc,** dated June 1, 2009, and recorded in Deed Book 49579, Page 584, Gwinnett County, Georgia records, as last transferred to **Carrington Mortgage Services, LLC by Corrective Assignment** recorded in Deed Book 56350, Page 297, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of $181,319.00, 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 304 of the 5th Land District of Gwinnett County, Georgia records, being Lot 3, Block F of the Apalachee Heritage Subdivision, Unit One, as per plat recorded in Plat Book 89, Pages 10-11, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia records, which plat is incorporated herein and made a part hereof by reference.

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).

Said property is commonly known as **2381 Kelman Place, Dacula, GA 30019,** 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 parties) in possession of the subject property is (are): Emika Sheeler or tenant or 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; (2) O.C.G.A. Section 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 O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided 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:

Carrington Mortgage Services, LLC
Attention: Loss Mitigation Department
1600 South Douglass Road, Suite 200-A
Anaheim, CA 92806
1-800-561-4567

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 modify 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

Carrington Mortgage Services, LLC
as attorney in fact for
Emika Sheeler and Lawrence Scott
Maner, Martin & Brunavs, LLC
180 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 OBTAINED WILL BE USED FOR THAT PURPOSE.
MBFC19-208
950-60305
1/30,2/2,9,16,23,3/2,9,16,23, 30,2022

Notice of Sale
Under Power
Georgia,
Gwinnett County

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by **Leslie Smith and Rodney Smith to Bayrock Mortgage Corp.,** dated June 1, 2004, and recorded in Deed Book 38686, Page 80, Gwinnett County, Georgia records, as last transferred to **U.S. Bank, N.A., successor trustee to Bank of America, NA, sbm LaSalle Bank NA, as Trustee on behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2004-HE7, Asset-Backed Certificates, Series 2004-HE7** by Assignment recorded in Deed Book 49094, Page 1, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of $322,526.00, 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 2 of the 3rd District, Duncan's GMD No. 1749, Headright Section, Gwinnett County, Georgia, being Lot 37, Block SS, Treyburne (aka Phase 10B) at Hamilton Mill - A Home Town Subdivision, as per plat recorded in Plat Book 95, Page 250, Gwinnett County Records, which plat is hereby incorporated by reference thereto 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). Said property is commonly known as **3700 Millwater Crossing, Dacula, GA 30019,** 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 parties) in possession of the subject property is (are): Leslie Smith and Rodney Smith or tenant or 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; (2) O.C.G.A. Section 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 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. 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 modify 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 U.S. Bank, N.A., successor trustee to Bank of America, NA, sbm LaSalle Bank NA, as Trustee on behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2004-HE7, Asset-Backed Certificates, Series 2004-HE7 as attorney in fact for Leslie Smith and Rodney Smith Richard B. Maner, P.C. 180 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 OBTAINED WILL BE USED FOR THAT PURPOSE. FC18-016
950-63951 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 Security Deed from **KARA SPENCER to HOMEBANC MORTGAGE CORPORATION**, dated July 31, 2007, recorded August 16, 2007, in Deed Book 48193, Page 694 , Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Forty-Nine Thousand Two Hundred and 00/100 dollars ($149,200.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to **Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-1,** 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 42 OF THE 7TH DISTRICT, OF GWINNETT COUNTY,GEORGIA, BEING LOT 61, BLOCK A, OF HAWKS BLUFF TOWNHOMES, AS PER PLAT RECORDED IN PLAT BOOK 99, PAGE 39,GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT IS INCORPORATED HEREIN BY REFERENCE THERETO. Said legal description being controlling, however the property is more commonly known as **2273 HAWKS BLUFF TRAIL, 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; 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 Erick S Stokes and Darlene M Stokes, successor in interest or tenant(s). U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2005-RF3 as Attorney-in-Fact for Erick S. Stokes and Darlene M. Stokes File no. 03-2021 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.
950-61762 3/9,16,23,30, 2022

NOTICE OF
FORECLOSURE 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 Power of Sale contained in a Security Deed given by **Doris M Tarsa to Mortgage Electronic Registration Systems, Inc., as nominee for Embrace Home Loans, Inc** dated January 27, 2017 and recorded on February 6, 2017 in Deed Book 54914, Page 246, Gwinnett County, Georgia Records, and later assigned to **Embrace Home Loans, Inc.** by Assignment of Security Deed recorded on July 16, 2020 in Deed Book 57654, Page 109, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Fifty-Five Thousand Six Hundred Seventy-Seven And 00/100 Dollars ($155,677.00), 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 70 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 73, BLOCK A. KESWICK SUBDIVISION, UNIT I, AS PER PLAT RECORDED IN PLAT BOOK 55, PAGE 300, GWINNETT COUNTY RECORDS, WHICH SAID PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION, BEING IMPROVED PROPERTY. PARCEL ID: R7070 400 Title to the above described property conveyed to Doris R. Tarsa and Doris M. Tarsa from Doris R. Tarsa by Quit Claim Deed dated April 17, 2006 and recorded May 1, 2006 in Book 46442, Page 373 or Instrument No. N/A. 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). Your mortgage servicer, Rushmore Loan Management Services, LLC, as servicer for Embrace Home Loans, Inc., can be contacted at 888-504-7300 or by writing to 15480 Laguna Canyon Road, Suite 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, 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 parties in possession of the property are Doris M. Tarsa or tenant (s); and said property is more commonly known as **1780 Keswick Place Drive, Lawrenceville, GA 30043.** 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. Embrace Home Loans, Inc. as Attorney in Fact for Doris M Tarsa McMichael Taylor Gray, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 404-474-7149 MTG File No.: GA2022-00025
950-63386
3/9,16,23,30,2022

NOTICE OF SALE UNDER POWER
GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from **BRANDI THOMPSON to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR ASSURANCE FINANCIAL GROUP, LLC,** dated July 2, 2020, recorded July 8, 2020, in Deed Book 57636, Page 244 , Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Six Thousand One Hundred Ninety-Six and 00/100 dollars ($206,196.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to **Lakeview 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: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT NO. 52, OF THE 6TH DISTRICT, OF GWINNETT COUNTY, GEORGIA, BEING UNIT NO. 2, BUILDING C, HIGHLAND PARK SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 132, PAGES 215-216, GWINNETT COUNTY, GEORGIA RECORDS, AS REVISED AT PLAT BOOK 134, PAGES 169-171, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY ADOPTED AND MADE A PART HEREOF BY REFERENCE THERETO FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY, BEING IMPROVED PROPERTY NOW OR FORMERLY KNOWN AS 2366 THACKERY ROAD, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN GWINNETT COUNTY, GEORGIA. MAP PARCEL NUMBER R6052512. Said legal description being controlling, however the property is more commonly known as **2366 THACKERY RD, SNELLVILLE, GA 30078.** 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, any matters which might be disclosed by an accurate survey or by an inspection of the property, any assessments, liens, encumbrances, zoning ordinances, 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 JYMAHL ALAN TUCKER, 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: 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 the terms of the mortgage instrument. THE MONEY SOURCE INC. as Attorney in Fact for JYMAHL ALAN TUCKER 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. TMS-22-00501-1 Ad Run Dates 03/09/2022, 03/16/2022, 03/23/2022, 03/30/2022
950-63390
3/9,16,23,30,2022

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 **Caryn S. Warren, hereinafter referred to as Grantor, to Mortgage Electronic Registration Systems, Inc., as nominee for SunTrust Mortgage, Inc. DBA BancMortgage** recorded in Deed Book 43675, beginning at page 88, and modified at Deed Book 53412, page 178, and modified at Deed Book 57947, page 492, 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 74 of the 5th District, Gwinnett County, Georgia being Lot 29, Block C, Fairfield Farms Subdivision, Unit Three, as per plat recorded in Plat Book 25, Page 81, Gwinnett County, Georgia Records, which plat is incorporated herein and made a part hereof by this reference. Said legal description being controlling, however, the Property is more commonly known as: **1757 Litchfield Road, Snellville, GA 30078** 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 Caryn S. Warren, or tenant(s). MidFirst Bank, as Transferee, 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 18-5516F2 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.
950-63542
3/9,16,23,30,2022

Notice of Sale
Under Power
Georgia,
Gwinnett County

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by **Kenneth Washington and Stephanie E. Washington to Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Quicken Loans Inc.,** dated January 12, 2006, and recorded in Deed Book 46073, Page 335, Gwinnett County, Georgia records, as last transferred to U.S. Bank National Association, not in its individual capacity but solely as indenture trustee, for the holders of the **CIM Trust 2020-R3, Mortgage-Backed Notes, Series 2020-R3** by Assignment recorded in Deed Book 59219, Page 119, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of $728,000.00, 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 312, 7th District Gwinnett County, Georgia, being Lot 541, Unit V, Phase II, Edinburgh, as per plat recorded in Plat Book 93, Page 156, Gwinnett County records, which plat is hereby referred to and made a part of this description by reference. Commonly known as: 3388 Binghurst Road, Suwannee, GA 30024 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). Said property is commonly known as **3388 Binghurst Road, Suwanee, GA 30024,** 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 parties) in possession of the subject property is (are): Kenneth Washington and Stephanie E. Washington or tenant or 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; (2) O.C.G.A. Section 9-13-172.1; and (3) 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 Jennifer K. White and Blake Daniel White and Blake White, Administrator of Estate of Jennifer Krowicki White, or tenant(s). MidFirst Bank, as Transferee, 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 21-6530 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.
950-63541
3/9,16,23,30,2022

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 **Jennifer K. White, hereinafter referred to as Grantor, to Mortgage Electronic Registration Systems, Inc. as nominee for NFM, Inc.** recorded in Deed Book 51647, beginning at page 648, 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 63 of the 7th District, Gwinnett County, Georgia, being Lot 3, Block B, Meadow Pond, as per plat recorded in Plat Book 51, Page 67, Gwinnett County, Georgia Records, reference to said plat is hereby made for a complete description of this property herein described. **FOR INFORMATIONAL PURPOSES ONLY** The improvements thereon being known as **No. 1331 Pinyon Place, Lawrenceville, GA 30043.** Being the same property, which by Deed dated 1/6/09 and recorded January 16, 2009 in Book 49415, Page 421, and re-recorded January 14, 2009 in Book 49239, Page 150 in the Office of the Register of Deeds of Gwinnett County, Georgia, was granted and conveyed by Prudential Relocation, Inc. unto Jennifer M. Krowicki and John A. Krowicki PARCEL ID NO: R7063 169 Said legal description being controlling, however, the Property is more commonly known as: 1331 Pinyon Place, Lawrenceville, GA 30043 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 Jennifer K. White and Blake Daniel White and Blake White, Administrator of Estate of Jennifer Krowicki White, or tenant(s). MidFirst Bank, as Transferee, 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 21-6530 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.
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