FORECLOSURE

1544 Old Alabama Road

right-of-way of Jimmy Carter

grees 51 minutes 48 sec-

NING.

ter-described property to se-cure a Note in the original principal amount of THREE HUNDRED THOUSAND ONE HUNDRED TWENTY AND 0/100 DOL-LARS (\$355,120.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in April, 2022, the following described proporties. scribed property: SEE EXHIBIT A ATTACHED

HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failas 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 surpress of position the approximation. 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 hear given)

having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable). any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of

record superior to the Secu-rity Deed first set out above. JPMorgan Chase Bank, Na-tional Association is the to the property in accordance with OCGA § 44-14-162.2. The entity that has full au-

thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: JPMorgan Chase Bank, National Association, 3415 Vision Drive, Columbus, OH 43219, 800-446-8939. To the best knowledge and

belief of the undersigned, the party in possession of the property is Chan Yeh Lin or a tenant or tenants and said property is more com-monly known as 5058 Tarry Glen Drive, Suwanee, Georgia 30024.

The sale will be conducted while to the confirmation

subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. JPMorgan Chase Bank, National Association

as Attorney in Fact for Chan Yeh Lin McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net

that tract or parcel of land lying and being in Land Lot 284 of the 7th District of Gwinnett County, Georgia and being more particularly described as Lot 7029, Block N, Unit 7C, Rivermoore Park aka Parkside, Phase II, as per plat recorded in Plat Book 90, Page 247, Gwinnett

Book 90, Page 247, Gwillhelt County, Georgia Records, which plat is in-corporated herein by refer-ence, being property known as 5058 Tarry Glen Drive, Suwanee, Georgia 30024 according to the present system of numbering properties in said county.

MR/meh 4/5/22

Our file no. 22-06297GA -

950-62707 3/9 16 23 30 NOTICE OF SALE UNDER

GEORGIA, GWINNETT THIS IS AN ATTEMPT TO

COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by David A Johnson and David Heather M Johnson to Mort-gage Electronic Registration Systems, Inc., as grantee, as nominee for Quicken Loans,

Inc., its successors and assigns, dated April 30, 2014. recorded in Deed Book 52919, Page 451, Gwinnett County, Georgia Records, as last transferred to Quicker Loans Inc. by assignment county, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THIRTY-FOUR THOUSAND THREE HUNDRED TEN AND 0/100 DOLLARS (\$134,310.00), with interest thereon as set forth therein thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in April, 2022, the following described property

scribed property: SEE EXHIBIT A ATTACHED SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note

and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of in tent to collect attorney's fees

having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions covenants, and matters of

record superior to the Secu-rity Deed first set out above. Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. is the holder of the Security Deed to the property in accordance with OCGA § 44-14-

The entity that has full authe entity that has full are that has the thority to negotiate, amend, and modify all terms of the mortgage with the debtor is. Rocket Mortgage, LLC, 1050 Woodward Avenue, Detroit, MI 48226, 734-805-7125.

To the best knowledge and belief of the undersigned, the party in possession of the property is David A Johnson and Heather M Johnson or a tenant or tenants and said property is more commonly known as **FORECLOSURE**

Lawrenceville. Georgia 30043. The sale will be conducted house subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcv Code and (2) to final con firmation and audit of the status of the loan with the Holder of the security deed.
Rocket Mortgage, LLC f/k/a
Quicken Loans, LLC f/k/a
Quicken Loans Inc.

as Attorney in Fact for David A Johnson and Heather M Johnson McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net **EXHIBIT A**

Tax ID Number(s). R7093 Land Situated in the County of Gwinnett in the State of

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 93, OF THE 7TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 18, BLOCK B, THE BRANCHES SUBDIVI-SION, UNIT 1, AS PER PLAT RECORDED IN PLAT BOOK 39, PAGE 216, GWINNETT COUNTY RECORDS, SAID PLAT BEING INCORPORAT ED HEREIN BY REFERENCE

Commonly known as 1901 Shady Creek Lane, Lawrenceville, GA 30043-

MR/ca 4/5/22 Our file no. 22-06364GA -950-62523 3/9 16 23 30

2022

NOTICE OF SALE UNDER GEORGIA. GWINNETT COUNTY THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FORMATION OBTAINED WILL BE USED FOR THAT

PURPOSE.
Under and by virtue of the
Power of Sale contained in a
Security Deed given by
Shirley A Giraldo and Jose L Snirley A Giratio and Jose L Ramos to Wells Fargo Bank, N.A., dated March 6, 2013, recorded in Deed Book 52085, Page 381, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FORTY-THREE THOUSAND FORTY-SIX AND 0/100 DOL-LARS (\$143,046.00), 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

courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Monday in Jan-uary, 1900, Tuesday in April, 2022, the following de-scribed property: SEE EXHIBIT A ATTACHED HERETO AND MADE A

HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note

and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security

as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding 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. property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Securitv Deed first set out above

Wells Fargo Bank, N.A. is the holder of the Note and Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate appendix

the entity trant has full adherent thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Wells Fargo Bank, N.A., PO Box 10335, Des Moines, IA 50306, 1-800-416-1472.

To the best knowledge and belief of the undersigned, the party in possession of the property is Shirley A Gi-raldo and Jose L Ramos or a tenant or tenants and said property is more commonly known as 2800 Creekwood

known as 2800 Creekwood
Lane, Lawrenceville, Georgia 30044.
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 firmation and audit of the status of the loan with the holder of the security deed.
Wells Fargo Bank, N.A.
as Attorney in Fact for
Shirley A Giraldo and Jose

L Ramos McCalla Raymer Leibert Pierce, LLC

1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net

'Auction services provided by Auction.com (www.auc-

tion.com) EXHIBIT A EXHIBIT A
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 16 OF
THE 5TH DISTRICT OF
GWINNETT COUNTY, GEORGIA, BEING LOT 14, BLOCK
B OF ROSES BLUFF SUBDIVISION, AS PER PLAT
RECORDED IN PLAT BOOK
29, PAGE 151, RECORDS OF
GWINNETT COUNTY. GWINNETT COUNTY, GEORGIA, WHICH PLAT IS

BY REFERENCE INCORPO-RATED HEREIN AND MADE A PART HEREOF. MR/ca 1/1/00 4/5/2022 Our file no. 22-06368GA -

950-62516 3/9 16 23 30 NOTICE OF SALE UNDER

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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

Power of Sale contained in a Security Deed given by Jes-sica Stankus to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Bay Valley Mortgage Group, its successors and assigns, dated September 10, 2018, recorded in Deed Book 56165, Page 659, Gwinnett County, Georgia Records as last rage 639, Gwillielt County, Georgia Records, as last transferred to Lakeview Loan Servicing, LLC by assign-ment recorded in Deed Book 59652, Page 768, Gwinnett County, Georgia Records, conveying the after-de-scribed property to secure a scribed property to secure a Note in the original principal amount of TWO HUNDRED THIRTY THOUSAND SEVEN HUNDRED FORTY-THREE AND 0/100 DOLLARS (\$230,743.00), with interest thereon as set forth therein, scribed property to secure a

FORECLOSURE

there will be sold at public outcry to the highest bidder for cash before the courtdoor of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in April, 2022, the following de-SEE EXHIBIT A ATTACHED
HERETO AND MADE A PART
HEREOF
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 as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding

subject to any outstanding ad valorem taxes (including 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.

Nationstar Mortgage LLC d/b/a Mr. Cooper is the holder of the Security Deed to the property in accordance with OCGA § 44-14-The entity that has full au-The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Nationstar Mortgage, LLC d/b/a Mr. Cooper, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432. To the best knowledge and belief of the undersigned, the party in possession of the property is Jessica the property is Jessica Stankus and Peter Joseph

Stankus, III or a tenant or tenants and said property is more commonly known as 2160 Brandon Acres Drive, Buford, Georgia 30519.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the budder of the security deed Nationstar Mortgage LLC d/b/a Mr. Cooper as Attorney in Fact for

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

www.foreclosurehotline.net EXHIBIT A All that tract or narcel of land lying and being in Land Lot 7 of the 3rd District, Duncan's GMD 1749, Gwinnett County, Georgia, being Lot 7, Block A, Brandon Acres as per plat recorded In Plat Book 53, Page 263, Gwinnett County, Georgia Records, which plat is incorporated herein by reference for a more complete de-

scription scription.
Subject Property Address:
2160 Brandon Acres Drive,
Buford, GA 30519
Parcel ID: R3007A 049
MR/meh 4/5/22

Our file no. 22-06372GA -950-6306 3/9 16 23 30

NOTICE OF SALE UNDER GEORGIA, GWINNETT COUNTY
THIS IS AN ATTEMPT TO
COLLECT A DEBT. ANY INFORMATION OBTAINED

WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Kimberly E Pulley to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Shelter Mortgage Company, LLC dba Fairfield Mortgage, its successors and assigns, dated March 24, 2005, recorded in Deed Book 42358, Page 3, winnett County, Georgia Gwinnett County, Georgia Records and as modified by Hecords and as modified by that certain Loan Modifica-tion Agreement recorded in Deed Book 55129, Page 734, Gwinnett County, Georgia Records, as last transferred to Wells Fargo Bank, N.A. by assignment recorded in assignment recorded in Deed Book 48905, Page 770, Gwinnett County, Georgia Records, conveying the af-

ter-described property to secure a Note in the original principal amount of ONE

cure a Note in the original principal amount of ONE HUNDRED FIFTY-ONE THOUSAND THREE HUNDRED EIGHTY-SIX AND 0/100 DOLLARS (\$151,386.00), 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 house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in April, 2022 the following de-

2022, the following described property:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security

as provided in the Security Deed and by law, including attorney's fees (notice of in-tent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Secu-rity Deed first set out above. Wells Fargo Bank, N.A. is the holder of the Security

Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is Wells Fargo Bank, N.A., PO Box 10335, Des Moines, IA 50306, 1-800-416-1472. To the best knowledge and belief of the undersigned, the party in possession of the property is Kimberly E Pulley or a tenant or tenants

and said property is more commonly known as 839 Nichols Landing Ln, Dacula, Georgia 30019.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con**FORECLOSURE**

firmation and audit of the status of the loan with the holder of the security deed. Wells Fargo Bank, N.A. weils Fargo Balik, N.A. as Attorney in Fact for Kimberly E Pulley McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076

www.foreclosurehotline.net **FXHIRIT A** All that tract or parcel of land lying and being in Land Lot 17 of the 7th District of Gwinnett County, Georgia, being Lot 125, Block A, Nichols Landing Subdivi-sion, Unit Three, as per plat recorded in Plat Book 78, page 43, Gwinnett County, Ceptria Pocycle Georgia Records.

Being and intending to describe the same premises conveyed in a deed recorded 04/14/2005, in Book 42358, Page 2. Known as: 839 Nichols

Landing Ln
Parcel: 7-017-126
MR/ca 4/5/22
Our file no. 51087008 -950-62563 3/9 16 23 30 2022

NOTICE OF SALE UNDER **POWER**

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

PURPOSE.

Under and by virtue of the Power of Sale contained in a Recurity Deed given by Robert L Love and Cynthia L Love to Avalon Mortgage, Inc., dated March 27, 2003, recorded in Deed Book 31988, Page 226, Gwinnett County, Georgia Records and as modified by that cer-Records tain Loan Modification
Agreement recorded in Deed
Book 53558, Page 96, Gwinnett nett County, Georgia Records, as last transferred to PNC Bank, National Asso ciation by assignment recorded in Deed Book 54717, Page 210, Gwinnett County, Georgia Records, conveying the after-deconveying time after-described property to secure a Note in the original principal amount of ONE HUNDRED SIXTY-TWO THOUSAND AND 0/100 DOLLARS (\$162,000.00), with interest thereone and texts the horizone. (\$162,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such

place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in April, 2022, the following described property: SCRIBED PROPERTY:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A PART

HEREOF
The debt secured by said
Security Deed has been and
is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law including Deed and by law, including attorney's fees (notice of intent to collect attorney's fees

having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. PNC Bank National Association is the holder of the Se

curity Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full au thority to negotiate, amend, and modify all terms of the mortgage with the debtor is PNC Mortgage, 3232 Newmark Drive, Miamisburg, OH 45342, 800-523-8654.

To the best knowledge and the party in possession of the property is Robert L Love and Cynthia L Love or a tenant or tenants and said property is more commonly known as 1795 Abinger Lane, Lawrenceville, Geo

gia 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 con-firmation and audit of the status of the loan with the holder of the security deed. PNC Bank, National Associ-

ation as Attorney in Fact for Robert L Love and Cynthia

L Love McCalla Raymer Leibert 1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A All that tract or parcel of land lying and being in Land Lots 67 & 88 of the 7th District of Gwinnett County, Georgia, being Lot 31, Block A, Westover Subdivision, A, Westover Subdivision, Unit II, as per plat recorded in Plat Book 57, Page 72, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a part of the description hereof

scription hereof. MR/meh 4/5/22 Our file no. 51118211 -950-62638 3/9 16 23 30 2022

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT

PURPOSE. PURPUSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Martha Garibay to JPMorgan Chase Bank NA dated Chase Bank, N.A., dated November 16, 2005, record-November 10, 2005, record-ed in Deed Book 45493, Page 46, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the origi-nal principal amount of ONE HUNDRED THIRTY THOU-SAND AND 0/100 DOLLARS (\$130,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in April, 2022, the following described property:

scribed property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A PART **HEREOF** The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-

ure to pay the indebtedness

as and when due and in the

FORECLOSURE

manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees

having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but the taxt with the said taxes which are a lien, but the said taxes and the said taxes which are a lien, but the said taxes and the said taxes which are a lien, but the said taxes and taxes which are a lien, but the said taxes and taxes which are a lien, but the said taxes and taxes with the said taxes and taxes which are a lien, but the said taxes are said taxes and taxes are said taxes are said taxes and taxes are said taxes and taxes are said taxes. not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the The obligation to pay the debt described in the aforeproperty, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Secu-rity Deed first set out above.

JPMorgan Chase Bank, National Association is holder of the Security Deed

to the property in accordance with OCGA § 44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: JPMorgan Chase Bank, National Association, 3415 Vision Drive, Columbus, OH 43219, 800-446-8939.

To the best knowledge and belief of the undersigned, the party in possession of the property is Martha Garib-ay or a tenant or tenants and said property is more com monly known as 564 Fieldstream Way, Lawrenceville, stream Way, Lawrenceville, Georgia 30044.

The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-

cy Code and (2) to final con firmation and audit of the status of the loan with the holder of the security deed. JPMorgan Chase Bank, National Association

tional Association
as Attorney in Fact for
Martha Garibay
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A All that tract or parcel of land lying and being in Land Lot 80 of the 5th District, Gwinnett County, Gwinnett County, Georgia and shown as Lot 9, Block G, Unit 6, Lamancha Subdivision, Quail Run Phase, as shown on a plat prepared by Hannon, Meeks & Bagwell, Surveyors, dated November

1, 1977 and recorded in Plat Book 7, Page 101, Gwinnett County Records, said plat is incorporated herein by reference and made a part here-MR/ca 4/5/22 Our file no. 51668510 – FT3 950-62565 3/9 16 23 30

2022 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY
THIS IS AN ATTEMPT TO

COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Enger M De La Cruz and Priscilla De La Cruz to Mortgage Electronic Registration Systems, Inc. as nominee Systems, Inc. as nonlinee for Homebridge Financial Services, Inc. DBA Real Es-tate Mortgage Network, its successors and assigns, dat-ed March 6, 2015, recorded in Deed Book 53462 Page In Deed Book 53462, Page 856, Gwinnett County, Geor-gia Records, as last trans-ferred to NewRez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing by assignment recorded in Deed Book 56877, Page 595, Gwinnett County, Georgia Records, conveying the after-deconveying the after-de-scribed property to secure a Note in the original principal amount of ONE HUNDRED

THOUSAND SEVEN AND 0/100 DOL-LARS (\$146,927.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such county, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in April, 2022, the following de-scribed property: SEE EXHIBIT A ATTACHED HERPETO AND MADE A PART

HERETO AND MADE A PART The debt secured by said Security Deed has been and is hereby declared due because of, among other pos-sible events of default, fail-

ure to pay the indebtedness as and when due and in the as and when due and in the Mote manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attemptic for including and the provided in the security provided in th attorney's fees (notice of intent to collect attorney's fees

having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. NewRez LLC d/b/a Shell-point Mortgage Servicing is the holder of the Security Deed to the report in accordance.

Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full au-The entity that has full ad-hority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Shellpoint Mortgage Servic-ing, 55 Beattie Place, Suite 110, Greenville, SC 29601, (800) 365-7107.

To the best knowledge and belief of the undersigned, the party in possession of the property is Enger M De La Cruz and Estate Of Enger De La Cruz or a tenant or tenants and said property is more commonly known as 1827 Scholar Drive, Lawrenceville, Georgia 30044 30044.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the status of the loan with the holder of the security deed. NewRez LLC d/b/a Shell-point Mortgage Servicing as Attorney in Fact for Enger M De La Cruz and Prisčilla De La Cruz McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A EXHIBIT A
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 77 OF
THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA,
BEING LOT 43, BLOCK C,
INGLENOOK SUBDIVISION, **FORECLOSURE**

UNIT FIVE, AS PER PLAT RECORDED IN PLAT BOOK 33, PAGE 139, GWINNETT COUNTY GEORGIA

RECORDS WHICH RECORDED PLAT IS INCOR-PORATED HEREIN BY THIS REFERENCE AND DESCRIPTION REFERENCE AND MADE A PART OF THIS DESCRIP-TION. SAID PROPERTY BE-TION. SAID PROPERTY BEING KNOWN AS 1827
SCHOLAR DRIVE ACCORDING TO THE PRESENT SYSTEM OF NUMBERING
PROPERTY IN GWINNETT
COUNTY, GEORGIA, SUBJECT TO ANY EASEMENTS
OR RESTRICTIONS OF
RECORDS RECORDS

mentioned security deed and secured by the above de-scribed property has been assumed by Priscilla De La The right, if any, of The United States of America to United States of America to redeem said land within 120 days from the date of the foreclosure sale held on April 5, 2022, as provided for by the Federal Tax Lien Act of 1966 (Public Law 89-

MR/meh 4/5/22 Our file no. 520618 – FT18 950-62567 3/9 16 23 30

2022 NOTICE OF SALE UNDER POWER GEORGIA. GWINNETT COUNTY THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT

PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Ray Eugene Dennis to Great Western Bank, a federal saves head did in the beautiful of the purpose. Western Bank, a federal sav-ings bank, doing business as Sierra Western Mortgage Company, dated February 13, 1997, recorded in Deed Book 13823, Page 216, Book 13823, Page 216, Gwinnett County, Georgia Records, as last transferred to JPMorgan Chase Bank, National Association by assignment recorded in Deed Book 58469, Page 671, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED EIGHT THOUSAND SEVEN HUNDRED FIFTY AND 0/100 DOLLARS (\$108,750.00), with interest

(\$108,750.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in April, the following

scribed property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A PART **HEREOF** The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the

sale will be made flot in 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 in-tent to collect attorney's fees having hear given) tent to collect attorney's fees having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate 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 JPMorgan Chase Bank, National Association is the holder of the Security Deed to the propei

dance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: JPMorgan Chase Bank, National Association, 3415 Vi sion Drive, Columbus, OH 43219, 800-446-8939. To the best knowledge and belief of the undersigned,

the party in possession of the property is Ray Eugene Dennis or a tenant or tenants and said property is more commonly known as 600 y known Landing Way, Georgia Johns

Lawrenceville, 30245.
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. JPMorgan Chase Bank, Na-

HEREOF

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 in-

tent to collect attorney's fees having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but the state of the said reaching the said reac

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 Secu-rity Deed first set out above. The Bank of New York Mel-lon f/k/a The Bank of New

York as successor Indenture trustee to JPMorgan Chase Bank, National Association for CWHEQ Revolving Home

Equity Loan Trust, Series 2005-D is the holder of the

Security Deed to the proper

ty in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the

mortgage with the debtor is: Specialized Loan Servicing

LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6059.

To the best knowledge and

belief of the undersigned, the party in possession of the property is Lisa Lachman and Clair Davidson or a ten-

ant or tenants and said prop-

erty is more commonly known as 372 Pine Hill

Place, Norcross, Georgia 30093.

The sale will be conducted

subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-

cy Code and (2) to final confirmation and audit of the status of the loan with the

holder of the security deed.

The Bank of New York Mel-lon f/k/a The Bank of New

tional Association as Attorney in Fact for
Ray Eugene Dennis
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Results (A. 2007) Roswell, GA 30076

www.foreclosurehotline.net EXHIBIT A
All that tract or parcel of land lying and being in Land Lots 118 and 139 of the 5th District of Gwinnett County Georgia, being Lot 10, Block A, Unit One, Johnson's Landing Subdivision, as per plat recorded in Plat Book 60, Page 29, Gwinnett Counboy, Fage 25, dwillhelt country, Georgia Records, which plat is incorporated herein and made a part hereof by reference thereto.

MR/meh 4/5/22

Our file no 52350106

Our file no. 52250106 950-62562 3/9 16 23 30 2022

NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETI
COUNTY
THIS IS AN ATTEMPT TO
COLLECT A DEBT. ANY IN-ILL BE USED FOR THAT

Under and by virtue of the Power of Sale contained in a Security Deed given by Gregory L McFarland to Mort-gage Electronic Registration Systems, Inc., as grantee, as nominee for Sunshine Mortgage Corporation, its sucgage Colphiatin, its Successors and assigns, dated June 24, 2004, recorded in Deed Book 39466, Page 126, Gwinnett County, Georgia Records, as last transferred to HSBC Bank USA, N.A. by sesignment, recorded in assignment recorded in Deed Book 51531, Page 846, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original property assembled property of the principal amount of ONE HUNDRED NINE THOUSAND FIGHT HUNDRED FIFTY AND 0/100 DOLLARS (\$109,850.00), with interest thereon as set forth therein,

there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such

place as may be lawfully

designated as an alternative, within the legal hours of sale

FORECLOSURE

on the first Tuesday in April, 2022, the following de-scribed property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

HEREOF
The debt secured by said
Security Deed has been and is hereby declared due because of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of in tent to collect attorney's fees

tent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restriction covenants, and matters of record superior to the Security Deed first set out above. HSBC Bank USA, N.A. is the holder of the Security

Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authe entity that last bill ad-thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Dovenmuehle Mortgage, Inc., 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047, 8006694268.

To the best knowledge and to the best knowledge and belief of the undersigned, the party in possession of the property is Gregory L McFarland or a tenant or tenants and said property is more commonly known as 575 Lancelot Drive, Nor-cross, Georgia 30071.

The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-

cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. HSBC Bank USA, N.A. as Attorney in Fact for Gregory L McFarland McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net **EXHIBIT A** All that tract or parcel of land lying and being in Land Lot 224 of the 6th District, County, Georgia, Beook K, Page 251, Gwinnett County, Georgia, being Lot 22, Block C, Sheffield Forrest Subdivision, Unit One, Section Two, as per plat recorded in Plat Book K, Page 251, Gwinnett County, Georgia Records, which plat is bereby referred

County, Georgia Records, which plat is hereby referred to and made a part of this description.

MR/meh 4/5/22

Our file no. 5290013 -

950-62696 3/9 16 23 30 2022 NOTICE OF SALE UNDER POWER GEORGIA. GWINNETT COUNTY

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Lisa Lachman to Mortgage Elec-tronic Registration Systems, tronic Registration Systems, Inc., as grantee, as nominee for COUNTRYWIDE HOME LOANS, INC., its successors and assigns., dated March 31, 2005, recorded in Deed Book 42764, Page 198, Country Country Country Country Country BOOK 42/64, Page 199, Gwinnett County, Georgia Records, as last transferred to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS SUCCES-SOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR THE CERTIFICATE-ING HOME EQUITY LOAN TRUST, SERIES 2005-D by assignment recorded in Deed Book 50346, Page 9, HERETO PART HEREOF The debt sec Gwinnett County, Georgia Records, conveying the af-

ter-described property to se-cure a Note in the original principal amount of TWEN-TY-FOUR THOUSAND SEV-TY-FOUR THOUSAND SEV-EN HUNDRED EIGHTY AND 0/100 DOLLARS (\$24,780.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully place as may be lawfully designated as an alternative designated as an alternative, within the legal hours of sale on the first Tuesday in April, 2022, the following described property:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

tent to collect attorney's fees tent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failproperty, any assessments, liens, encumbrances, zoning sible events of default, fall-ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The entity that has full au-

and said property is more commonly known as 3878 Maiden Fern Lane, Snel-lville, Georgia 30039.

Robert C Jones McCalla Pierce, LLC 1544 Old Alabama Road

ALL IHAI IHACI OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 14, 6TH DISRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 58, BLOCK A. PHASE ONE, TRILLIUM FOREST SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 126, PAGES 156-159, GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS HEREBY RE-FERRED TO AND MADE A THIS DESCRIP-ING IMPROVED PART OF THIS DESCRIP-TION, BEING IMPROVED PROPERTY KNOWN AS 3878 MAIDEN FERN LANE ACCORDING TU ACCORDING TU ACCORDING TU ACCORDING TU ACCORDING TU NIIMRERING PROPERTY IN

FORECLOSURE

trustee to JPMorgan Chase Bank, National Association for CWHEQ Revolving Home Equity Loan Trust, Series 2005-D GWINNETT COUNTY, GEOR

GIA.

The right, if any, of The United States of America to United States of America to redeem said land within 120 days from the date of the foreclosure sale held on April 5, 2022, as provided for by the Federal Tax Lien Act of 1966 (Public Law 89-

Our file no. 5886620 FT17 950-62724 3/9 16 23 30

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 KOFFI AGBAVON AND AZIANKO LAWSON to MORTGAGE FI FOR MORTGAGE ELECTRONIC REGISTRATION SYSTEMS. INC. ("MERS") AS NOMINEE FOR ACCREDITED HOME LENDERS, INC., ITS SUC-CESSORS AND ASSIGNS dated 05/26/2005, and Recorded on 05/31/2005 as Book No. 42910 and Page No. 0177, GWINNETT County, Georgia records assigned to WILMINGTON TRUST, NATIONAL ASSOCI-ATION, NOT IN ITS INDIVID-UAL CAPACITY, BUT SOLE-LY AS TRUSTEE FOR MFRA TRUST 2015 1 (the Secured **Creditor)**, by assignment, conveying the after described property to secure a Note of even date in the original principal amount of inal principal amount of \$159,360.00, with interest at

point; thence South 11 de grees 51 minutes 48 sec-onds West a distance of 18.03 feet to a point and the TRUE POINT OF BEGIN-Courthouse within the legal hours of sale on the first Tuesday in April, 2022, the NING.
Said tract containing 0.017
acres (739 square feet).
This Security Deed is junior
and inferior to the lien of
that certain Security Deed
dated March 31, 2005, executed by Lisa Lachman, in favor of Countrywide Home Loans, Inc., in the original principal amount of \$99,120.00 and a default under the terms of this Security Deed shall constitute a de fault under the terms of the hereinabove described Secu-rity Deed. MR/ca 4/5/22 Our file no. 5790219 – FT7 950-63056 3/9 16 23 30

2022 NOTICE OF SALE UNDER **POWER** GEORGIA. GWINNETT COUNTY
THIS IS AN ATTEMPT TO
COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a

Security Deed given by Robert C Jones to Mortgage Robert C Jolies to Mortgage Electronic Registration Sys-tems, Inc. as grantee, as nominee for Guild Mortgage Company, A California Cor-poration, its successors and portation, its successors among assigns, dated June 20, 2016, recorded in Deed Book 54383, Page 361, Gwinnett County, Georgia Records, as last transferred to Guild Mortgage Company, A California Corporation by assignment assignment recorded in Deed Book 57319, Page 764, Gwinnett County, Georgia Records, conveying the after-described property to se-cure a Note in the original principal amount of TWO HUNDRED EIGHTY-FOUR THOUSAND SIX HUNDRED SEVENTY-FIVE AND 0/100 DOLLARS (\$284,675.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alter-native, within the legal hours of sale on the first Tuesday

in April, 2022, the following described property: SEE EXHIBIT A ATTACHED AND MADE A The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of in

Guild Mortgage Company, A California Corporation is the holder of the Security Deed to the property in ac-cordance with OCGA § 44-14-162.2.

the entity that last bull are thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Guild Mortgage Company LLC, PO BOX 85304, San Diego, CA 92186, 800-365-4441 To the best knowledge and belief of the undersigned, the party in possession of the property is Robert C

Jones or a tenant or tenants

The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code and (2) to final con-firmation and audit of the firmation and audit of the status of the loan with the holder of the security deed. Guild Mortgage Comp A California Corporation as Attack Colors

Raymer Leibert

Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A ALL THAT TRACT OR PAR-

as Attorney in Fact for Lisa Lachman McCalla Raymer Leibert Pierce, LLC MR/meh 4/5/22 2022

1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A ALL THAT TRACT OR PAR-CEL OF LAND lying and be-ing in Land Lot 142 of the 6th District, Gwinnett Coun-ty, Georgia and being more particularly described as fol-lows: To find the TRUE POINT OF BEGINNING, commence at a point located on the Westerly Right-of-Way of Jimmy Carter Blvd (Variable R/W) 1,416,14 feet north of the interesting of of U.S. Highway 29; thence continuing along said right-of-way of U.S. Highway 29; thence continuing along said right-of-way North 07 degrees 55 minutes 03 seconds East a distance of 163.66 feet to a contr. these leaving said point; thence leaving said right-of-way of Jimmy Carter North 82 degrees O4 min-utes 57 seconds West a dis-tance of 111.71 feet to a point and the TRUE POINT OF BEGINNING, from the TRUE POINT OF BEGINNING as thus established; thence North 78 degrees 04 min-utes 44 seconds West a dis-tance of 41.00 feet to a point; thence North 11 deonds East a distance of 18.03 feet to a point; thence South 78 degrees 04 min-utes 44 seconds East a dis-\$159,360.00, with interest at the rate specified therein, there will be sold by the un-dersigned at public outcry to the highest bidder for cash at the GWINNETT County tance of 41.00 feet to a

> following described proper-ty: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 182 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 75, BLOCK A, MAGNOLIA BLOCK A, MAGNOLIA PLACE SUBDIVISION, UNIT FIVE. AS PER PLAT RECORDED IN PLAT BOOK 87, PAGE 125, GWINNETT COUNTY. GEORGIA RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND BY THIS REFERENCE MADE A PART HEREOF. The debt A PART HEREOF. The debt secured by said Deed to Se-cure Debt has been and is hereby declared due be-cause of, among other possible events of default, fail ure 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). WILM-INGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS

INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTE FOR MFRA TRUST 2015 1 holds the duly endorsed Note and is the current assignee of the Security Deed to the property. FAY SERVICING LLC, acting on behalf of and, as necessary, in consultation with WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT INDIVIDUAL CAPACITY DIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2015 1 (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms amend, and modify all terms of the loan. Pursuant to 0.C.G.A. § 44 14 162.2, FAY SERVICING LLC may be contacted at: FAY SERVIC-ING LLC, 425 S. FINANCIAL PLACE, SUITE 2000, CHICA-GO, IL 60605, 800 495 7166. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not re-

nuired to amend or modify the terms of the loan. To the 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 668 SAVANNAH ROSE ROSE WAY, LAWRENCEVILLE, GEORGIA 30045 is/are: KOFFI AG-BAVON AND AZIANKO LAW-SON 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 displaced by the angular taxes. 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 prohibitthat the sale is not prohibited under the U.S. Bankrunted under the U.S. Balkrupper cy Code; and (2) final con-firmation 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 ertain 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 confirmati vided until final confirmation and audit of the status of the loan as provided in the pre-ceding paragraph. WILM-INGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2015 1 as Attorney in Fact for KOFFI AGBAVON AND AZIANKO LAWSON. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000008166795 PURPOSE. 00000008166795 BARRETT DAFFIN FRAPPI-

100 Addison, Texas 7500 Telephone: (972) 341 5398. 950-63570 3/9.16.23.30.2022 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

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

By virtue of the Power of Sale contained in that certain

Security Deed given from Bette Andrews to Meridian