FORECLOSURE

FORECLOSURE GEORGIA, CONTAINING 2.201 ACRES AS MORE PARTICULARLY DESCRIBED ON THAT CERTAIN SURVEY FOR VINTAGE COMMUNI TIES, INC. DATED APRIL 12 2006, PREPARED BY LAND DEVELOPERS SURVEYORS, INC. LEE JAY JOHNSON, GLRS, AND BEING MORE PARTÍCULARLY DESCRIBED ACCORDING TO SAID SUR-VEY AS FOLLOWS: BEGIN-NING AT A 1/2-INCH REBAR FOUND ON THE SOUTH-WESTERLY RIGHT OF WAY WESTERLY RIGHT OF WAIL LINE OF MOUNT MORIAH ROAD (APPARENT 60 FOOT RIGHT OF WAY), WHICH POINT IS LOCATED 1820 FEET, MORE OR LESS, SOUTHEASTERLY ALONG SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE FROM ITS INTERSECTION FROM TIS INTERSECTION
WITH THE RIGHT OF WAY
HIGHWAY 124 (IF EXTENDED); FROM SAID BEGINNING POINT AND RUN
THENCE ALONG SAID RIGHT OF WAY LINE 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 THENCE 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 125 FOR A DIS tacted at: CARRINGTON MORTGAGE SERVICES, LLC, 1600 SOUTH DOU-GLASS ROAD, SUITE 200 A, ANAHEIM, CA 92806, 800 561 4567. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan Tance of 136.62 feet to a RUN NORTH 01 DEGREES 10
MINUTES 43 SECONDS
WEST FOR A DISTANCE OF 45.02 FEET TO A POINT RUN THENCE NORTH 3 DEGREES 25 MINUTES 14 FCONDS WEST FOR A DIS 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 FETET TO A POINT. 17.50 FEET TO A POINT; RUN THENCE NORTH 04 DEGREES 50 MINUTES 32 SECONDS EAST FOR A DIS-TANCE OF 93.99 FETE TO A RUN THENCE POINT: RUN IHENCE
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 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 OF RESTRICTIONS OF RECORD. Said property being known as 1350 MT MORIAH ROAD, AUBURN, GA 30011 accorddures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure AUBURN. GA 30011 accord ing 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 and audit of the status of the loan as provided in the preceding paragraph. WILM-INGTON 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 paying the same, all expens es of the sale including ates of the sale, including at-torneys' fees and all other payments provided for un-der the terms of the Security Deed and Note. Said proper-ty will be sold subject to the following items which may affect the title to said property: any superior Security
Deeds of record; all zoning ordinances; matters which would be disclosed by an accurate survey or by an inton Mortgage Services, LLC directly, toll free by the following telephone number: (800 561 4567). spection 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 Nell Byers Mccright, interest 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. 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 Legal Inc by Assignation Bankruptcy Code, and (2) fi-nal 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 modinegoriate, amend, and modi-ry all terms of the mortgage is: PHH Mortgage Corpora-tion, 1 Mortgage Way, Mount Laurel, NJ 08054, 866-503-5559. THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION ORTAINED

3/9,16,23,30,2022 Notice of Sale

COLLECT A DEBI. 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)

Under Power Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by KIM MCMILLAN DAVIS DY KIM MCMILLAN DAVIS
AND ROYCE A DAVIS to
MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS,
INC., ("MERS"), AS NOMINEE FOR OCEANSIDE MORT-GAGE 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 lega hours of sale on the first Tuesday in April, 2022, the following described proper-ty: THE LAND DESCRIBED ty: IHE HEREIN IV. THE LAND DESCRIBED 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 CEL OF LAND LYING AND BEING IN LAND LOT 22 OF

BEING IN LAND LOT 22 OF THE 6TH DISTRICT, GWIN-NETT COUNTY, GEORGIA RECORDS, BEING LOT 29, BLOCK A, MOORINGS ES-TATES SUBDIVISION, UNIT RECORDED IN PLAT BOOK 41, PAGE 223, IN THE OF-FICE OF THE CLERK OF THE SUPERIOR COUNTY, GEOR-GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH FORECLOSURE

modify the terms of the loan

To the best knowledge and

helief of the undersigned

DAVIS or tenant/tenants. Said property will be sold subject to (a) any outstand-

ing ad valorem taxes (in-

cluding taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by

an accurate survey and in-spection of the property, and

(c) all matters of record su-

perior to the Deed to Secure

Debt first set out above, cluding, but not limited

assessments, liens, encum-

brances, zoning ordinances,

easements, restrictions, covenants, etc. The sale will

be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) fi

nal 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 proce-

documents may not be pro-vided until final confirmation

and audit of the status of the

FORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. To obtain options

and alternatives to foreclo-

sure please contact Carring

DAFFIN FRAPPIER TURNER

Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.

LLP 4004 Belt

FNGFL.

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,

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 Modifica-tion agreement and recorded on October 15, 2012 in OR Book 51716 OR Page 604 in

Book 31716 UP Age 604 III the real property records of Gwinnett County, Georgia, and said Note being in de-fault, the undersigned will sell at public outcry during the legal hours of sale be-

fore the door of the court-

house of Gwinnett County

Georgia, on April 5, 2022 the following described real property (hereinafter re-

property (nereinature re-ferred to as the "Property"):
ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 61 OF THE 6TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 2, BLOCK A, EASTPARKE SUBDIVISION, ACCORDING TO PLAT

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 purpose of

be made for the purposes of

paying the Security Deed, accrued interest, and all ex-penses of the sale, including attorneys' fees. Notice of in-tention to collect attorneys'

fees has been given as pro-vided by law. To the best of

the undersigned's 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 discounted.

which would be disclosed by

accurate survey and inspec

tion thereof, and all assess

ments, liens, encumbrances, restrictions, covenants, and matters of record to the Se-curity Deed. Pursuant to

and telephone number of the

the name, address

curity Deed. F O.C.G.A.Section

ant to 44-14-

PLAT IS INCORPORATED HEREIN BY REFERENCE A MADE A PART OF THIS DE-SCRIPTION. individual or entity who shall have the full authority to ne-gotiate, amend or modify all terms of the above scribed mortgage is as fol-lows: CALIBER HOME LOANS, 13801 Wireless Way, Oklahoma City, OK 73134, 1-800-401-6587 NUMBER(S) PARCEL NUMBER(S).
6022058 The debt secured
by said Deed to Secure Debt
has been and is hereby declared due because of, PARCEL The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to 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. negotiate, amend or modify the terms of the mortgage instrument. The sale will be debt remains in default, this sale will be made for the conducted subject (1) to confirmation that the sale is 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 (nonot 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 Parktice of intent to collect after ney's fees having been given). WILMINGTON SAVINGS
FUND SOCIETY, FSB, AS
TRUSTEE OF JUNIPER
MORTGAGE LOAN TRUST A C. Menta 100 galleria Pari, way, 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 JINE ORDMATION ORTAINED Note and is the current assignee of the Security Deed to the property. CARRING-TON MORTGAGE SERVICES, FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. - 21-008681 A-4741014 03/09/2022, 03/16/2022, 03/30/2022, 950-63064 LLC, acting on behalf of and as necessary essary, in consultation WILMINGTON SAV-INGS 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 950-63964 3/9.16.23.30.2022 NOTICE OF SALE UNDER POWER SERVICES, LLC may be contacted at: CARRINGTON

CONTAINED IN SECURITY DEED STATE OF GEORGIA, **COUNTY OF Gwinnett**

Pursuant to a power of sale contained in a certain securi-ty deed executed by Betty R. Miley, hereinafter referred to as Grantor, to Mortgage Electronic Registration Sys-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 addressing state and county, and the said security deed, and the belief of the undersigned, the party/parties in posses-sion of the subject property known as 4535 SHUMART DR, SNELLVILLE, GEORGIA 30039 is/are: KIM MCMIL-LAN DAVIS AND ROYCE A said security deed, and the related note, the under-signed attorney-in-fact for the aforesaid Grantor (which attorney-in-fact is the present holder of said secu-rity deed and note secured thereby will sail at the usual thereby) will sell at the usual place of conducting Sheriff 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 thereby) will sell at the usual 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 Proprolling, 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 rope-contains. without any representation warranty or recourse against the above-named or the un-dersigned. 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 supports the best of Security Courts. perior 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 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 knowlof the undersigned's knowl-edge and belief, the party in possession of the property is believed to be Betty R. Mi-ley, or tenant(s). MidFirst Bank, Secured Creditor As Bank, Secured Creditor As attorney-in-fact for the afore-said 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 HIS LAW FINNI WAY 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 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 and Servicing Agreement Series 04-R1 Corp. Trust-MBS, securing a Note in the 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 not the first Tuesday. April 5. on the first Tuesday, April 5, 2022, during the legal hours of sale, before the Court-house door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 146 OF THE 6TH DISTRICT COMMINISTRY 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. Lilbum, GA 30047, to-GWINNETT Dr, Lilburn, GA 30047, to-gether with all fixtures and personal property attached to and constituting a part of

said property, if any. Said property will be sold subject

to any outstanding ad val-orem taxes (including taxes

FORECLOSURE

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 prop-erty, any assessments, liens, encumbrances, zoning ordinances. restrictions. covenants, and matters of record superior to the Secu-rity Deed first set out above. The proceeds of said sale will be applied to the pay-ment of said indebtedness ment 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 of the status of the local 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 Y/ORK as Trustee, in trust for the registered holders of NAAC Reperforming Loan REMIC Trust Certificates Se-ries 2004-R1 as Attorney-in-Fact for Steven M. Orillion File no. 22-078205 LOGS LE-GAL GROUP LLP* Attorneys GAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/GR https://www.logs.com/ *THE LAW FIRM IS ACTING AS DEBT COLI FETTIR AMV IM DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT

2/16.23.3/2.9.16.23.30.2022 Notice of Sale Under Power

950-61753

IN JOURNAL THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF GWINNETT, STATE OF GANDAL THE LAND RESENBED 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 RECORDED IN PLAT BOOK 50, PAGE 181, OF THE GWINNETT COUNTY, GEORGIA 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 COMMONLY KNOWN AS .97 FRANKLIN RIDGE CT, SUGAR HILL GA 30518 Said length of the side of State of Georgia,
County of GWINNETT.
Under and by virtue of the
Power of Sale contained in a Deed to Secure Debt given DY AIMEE N PREW to MORT-GAGE ELECTRONIC REGIS-TRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR SILVERTON MORTGAGE 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 Securea
Creditor), by assignment,
conveying the after described property to secure a
Note of even date in the origgal description being con-trolling, however the proper-ty 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. Note of even date in the original principal amount of \$156,120.00, with interest at 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 Will be sold on an "as-is" basis without any representation warranty or recourse against The indebtedness remaining 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 Tollowing described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 22 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORALA DELING LOT 5, BLOCK warranty or recourse against the above-named or the un-dersigned. The sale will also be subject to the following GWINNETI COUNTY, GEOR-GIA, BEING LOT 6, BLOCK D. POOLE CREEK FOREST SUBDIVISION, UNIT 4, AS PER PLAT RECORDED IN PLAT BOOK 7, PAGE 74, GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE 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 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 bewhich would be disclosed by winich would be dischosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other 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 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 CAROL DIANNE 'PRICHÂRD
AKA CAROL D BROWN, THE
ESTATE AND/OR HEIRS-ATLAW 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 sta-

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 expaying the same and an 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). PENNY-MAC LOAN SERVICES, LLC Note and is the current as-signee 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 0.C.G.A. § 44 14 162.2, PENNYMAC LOAN SERVICES, LLC may be contacted at: PENNYMAC LOAN SERVICES, LLC, 3043 TOWNSGATE ROAD, SUILAGE 200. WESTLAKE VILLAGE. ing on behalf of and, as nec-TOWNSGATE ROAD, SUITE 200, WESTLAKE VILLAGE, CA 91361, 866 549 3583. Please note that, pursuant to 0.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned the

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. undersigned, party/parties in possession the subject property wn as 1088 WAYNE DRIVE, SNELLVILLE, GEOR-GIA 30078 is/are: AIMEE N PREW or tenant/tenants. Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. BVF-22-00314-1 Ad Run Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate supples and including the sold of the so 03/16/2022, 03/23/2022, an accurate survey and in-spection of the property, and (c) all matters of record su-perior to the Deed to Secure Debt first set out above, in-3/9,16,23,30,2022 cluding, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted cubicate to (1)

be conducted subject to (1) confirmation that the sale is 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 Georgia, the Deed Under Power and other foreclosure documents may not be pro-vided until final confirmation and audit of the status of the loan as provided in the pre-ceding paragraph. PENNY-MAC LOAN SERVICES, LLC MAC 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.

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 Se-

FORECLOSURE FORECLOSURE

curity Deed from CAROL DI-ANNE PRICHARD AKA CAR-DL D BROWN to JPMORGAN CHASE BANK, N.A., dated December 18, 2012, record-ed January 7, 2013, in Deed Book 51920, Page 657, Gwinnett County, Georgia Records, said Sepurity Deed

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

(\$102,564.00), with interest

thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to

Community Loan Servicing, LLC, a Delaware Limited Lia-

bility Company, FKA
Bayview Loan Servicing,
LLC, there will be sold at
public outcry to the highest
bidder for cash at the Gwin-

nett 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.

dollars

sand Seven Hundred SixtySeven 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 PLAN 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 book 2697, rage 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 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 ing ad valorem taxes (including taxes which are 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 possessigned, the party in posses-sion of the property is Mollie J. Rossin or tenant(s); and said property is more com-monly known as 1152 BAIL-ING 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 redemp-tion or other lien not extinguished by foreclosure. Tru-ist 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 GWIN-NETT 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 Mort-gage, dated June 15, 2011, and recorded in Deed Book 50759, Page 477, Gwinnett County, Georgia Records, conveying the after-de-scribed property to secure a amount of One Hundred Fifty-Five Thousand Nine Hundred Forty-Four and 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 befor 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 fore the courthouse door of 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, Talephone Number: 800-771-0299. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to NATED 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,
GEORGÍA 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 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 surpress of paying the same 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) can be contacted at (800) 748-9498 for Loss Mitigation Dept, or by writing to 6200 Poplar Avenue, Memphis, Tennessee 38119, to discuss

NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY,

Ad Run 03/09/2022,

possible alternatives to avoid 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 &

FORECLOSURE

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

GWINNETT COUNTY RECORDS, WHICH PLAT, BY REFERENCE, IS INCOR-Notice of Sale
Under Power.
State of Georgia,
County of GWINNETT.
Under and by virtue of the
Power of Sale contained in a PORATED HEREIN AND
MADE A PART HEREOF.
Said property is known as
980 Sunhill Drive,
Lawrenceville, GA 30043,
together with all fixtures and 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. personal property attached to and constituting a part of said property, if any. Said property will be sold subject 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 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 disc (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 closed by an accurate survey and inspection of the prop-erty, any assessments, liens, encumbrances, zoning ordiof \$30,000.00, with interest at the rate specified therein, there will be sold by the un-dersigned at public outcry to the highest bidder for cash at the GWINNETT County nances, restrictions, covenants, and matters of 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. Courthouse within the lega Gourinouse will in the legist Tuesday in April, 2022, the following described property: FILE NUMBER: 2403228 MAP #: 7 147 213 MAP #: 7 147 213 MAP #: 7 147 213 MAL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 19. BEING IN LAND LOT 19. BLOCK A. MONTAGUE PLACE SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 95, PAGE 18, GWINNETT COUNTY, GEORGIA, AND BEING LOT 19. BLOCK A. MONTAGUE PLACE SUBDIVISION, AS PER PLAT RECORDED IN 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 NOTHER SIMPLE, BY WARRANTY DEED DATED MARCH 1, 2002, OF RECORD IN DED DONG WEYED TO WENDY WOLF SEGAL, IN FEE, SIMPLE, BY WARRANTY DEED DATED DATED DATED DATED FEBRULARY 28, 2003, OF RECORD IN BOOK 31877, PAGE 108, IN THE OFFICE OF THE SUPERIOR COUNT OF GWINNETT COUNTY, PAGE 108, IN THE OFFICE OF THE SUPERIOR COUNT OF GWINNETT COUNTY, PAGE 108, IN THE OFFICE OF THE SUPERIOR COUNT OF GWINNETT COUNTY, PAGE 108, IN THE OFFICE OF THE SUPERIOR COUNT OF GEORGIA. THE dOST SECURE DETAILS AND SECURE OF THE SUPERIOR COUNT OF GEORGIA. THE dOST SECURE DETAILS AND SECU prohibited under the LLS 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 Representa-tive of the Estate of Ben D Sessions, successor in inter-est or tenant(s). BankUnited N.A. as Attorney-in-Fact for Ben D Sessions File no. 22-078360 LOGS LEGAL 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 IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-63857 950-63857 3/9,16,23,30,4/6,13,20,27, 2022 Notice of Sale Under Power Georgia, Gwinnett County has been and is hereby de-

clared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro-Under and by virtue of the Onder 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 40670 Page 584 Cylippett vided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). JPMORGAN CHASE BANK, NATIONAL ASSOCIATION holds the duly entitled to the same provided that the same provided in the same provided that the same pro vided in the Note and Deed 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 DANN, NATIONAL ASSOCIATION, Notes the duly endorsed Note and is the current assignee of the Security JP-MORGAN CHASE BANK, NATIONAL ASSOCIATION, actions a behalf of each association. scribed 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 to table attention. ing on behalf of and, as necessary, in consultation with JPMORGAN CHASE BANK, NATIONAL ASSOCIATION (the current investor on the dersigned 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: (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. JP-MORGAN CHASE BANK, NA-TIONAL ASSOCIATION may be entitled to LIMBORGAN

property:
All that tract or parcel of land lying and being in Land Lot 304 of the 5th Land Dis-TIONAL ASSOCIATION may be contacted at: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, 3415 VISION DRIVE, COLUMBUS, OH 43219, 866 550 5705. Please note that, pursuant to 0.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of trict of Gwinnett County, Georgia records, being Lot 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 the undersigned, the party/parties in possession of the subject property known as 1118 MONTAGUE PLACE CT, LAWRENCEVILLE, GEORGIA 20042 in Carry WENDY WOLLE of by reference.

best knowledge and belief of

30043 is/are: WENDY WOLF SEGAL or tenant/tenants. Said property will be sold subject to (a) any outstand-

ing 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 in-spection of the property, and

(c) all matters of record superior to the Deed to Secure

Debt first set out above, in-cluding, but not limited to, assessments, liens, encum-

brances, zoning ordinances,

easements, restrictions, covenants, etc. The sale will

be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) fi-

nal confirmation and audit of

the status of the loan with

the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain 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 produced the state of the state

documents may not be pro-vided until final confirmation

and audit of the status of the

PURPOSE

3/9,16,23,30,2022

UNDER POWER

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, as-signed, transferred and con-

veved 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 severed by delevations and the principal amount of the principal said the princi

cured 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 Court-

house door in said County, sell at public outcry to the highest bidder for cash, the

property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among oth-er possible events of default, failure to pay the indebted-ness 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 nown as 2381 Kelman 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 proporties (apply). subject property is (are): Emika Sheeler or tenant or tenants.

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 perior to the Deed to Secure Debt first set out above, in cluding, 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 committee and addition 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 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 ne-

Department 1600 South Dou Road, Suite 200-A Anaheim, CA 92806 1-800-561-4567

Section 44-14-102.2 Small be construed to require the secured creditor to negotiate, amend or modify the terms of the Deed to Secure Debt

FORECLOSURE

FORECLOSURE

LAND LOT 26, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 27, BLOCK B, THE FIELDING

SUBDIVISION, UNIT FOUR,

IN PLAT BOOK 65, PAGE

Carrington Mortgage Services, LLC as attorney in fact for Emika Sheeler 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.
MREFGIO 2009 Suite 200 MBFC19-208

950-60305 1/30,2/2,9,16,23,3/2,9,16,23, 30,2022 NOTICE OF SALE

GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Se-curity Deed from KARA SPENCER to HOMEBANC MORTGAGE CORPORATION, dated July 31, 2007, record-ed 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 (\$149,200.00), with Interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to Federal Home Loan Mort-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

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 TOWN-HOMES, AS PER PLAT RECORDED IN PLAT BOOK 99, PAGE 39, GWINNETT 99, PAGE 39,GWINNETT
COUNTY, GEORGIA
RECORDS, SAID PLAT IS
INCORPORATED HEREIN BY
REFERENCE THERETO. Said

HEFERENCE IHERETU. 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 dedeclared due because of de-fault under the terms of said Security Deed. The indebt-edness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, in-cluding 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 val orem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property: all zoning ordinances sessments; liens; en 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 KARA SPENCER, 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 re quired by law to do so) is: Select Portfolio Servicing, 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 the terms of the mortgage instrument. FEDERAL HOME INSTUMENT. FEBRAL HOME
LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR
THE BENEFIT OF THE FREDDIE MAC SEASONED
LOANS STRUCTURED
TRANSACTION TRUST, SEASONED
LOANS ACTION TRUST, SEASONED TRANSACTION TRUST, SERIES 2019-1 as Attorney in Fact for KARA SPENCER THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL DEFINED FOR THAT DID BE USED FOR THAT PUR-POSE. Attorney Contact: Ru-bin Lublin, LLC, 3145 Avalon bin Lubini, __ Ridge Place, Suite Corners Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. SPS-22-00442-1 Ad Run

3/9,16,23,30,2022 STATE OF GEORGIA COUNTY OF GWINNETT
NOTICE OF SALE

03/09/2022, 03/23/2022,

Dates 03/16/2022,

03/30/2022

UNDER POWER
Because of a default under
the terms of the Security
Deed executed by Erick S.
Stokes and Darlene M.
Stokes and Darlene M.
Stokes to The Dime Savings
Bank of New York, FSB
d/b/a National Mortgage Investments Co. dated December 22, 1995, and recorded in Deed Book 12133, Page
88, as last modified in Deed
Book 55579, Page 715, Book 55579, Page 715 Gwinnett County Records said Security Deed having been last sold, assigned, transferred and conveyed to U.S. Bank National Association, as Trustee for Struc-tured Asset Securities Cor-poration Mortgage Loan Trust 2005-RF3, securing al Note in the original principal amount of \$117,587.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the en-tire amount of said indebted ness due and payable and pursuant to the power of pursuant to the power of sale contained in said Deed, will on the first Tuesday, April 5, 2022, during the le-gal hours of sale, before the Courthouse door in said Country, 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 293, 6th District, Gwinnett Coun

ty, Georgia, being Lot 45, Block A, Windsor Gate, Unit

and audit of the status of the loan as provided in the preceding paragraph. JPMOR-GAN CHASE BANK, NATION-AL 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 U00000094015/1 BARRE11 DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addi-son, Texas 75001 Tele-phone: (972) 341 5398. 950-63557 UNDER POWER confirmation and audit of the

regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and

gotiate, amend and modify all terms of the mortgage with the debtor is: Carrington Mortgage Ser-vices, LLC Attention: Loss Mitigation Douglass

The foregoing notwith-standing, nothing in OC.G.A. Section 44-14-162.2 shall be

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

GEORGIA Under and by virtue of the Power of Sale contained in a Security Deed given by Mol-lie 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, subsegeorgia 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 Style Open and Signature (2010)

principal amount of One Hundred Twenty-Five Thou-

mation and audit of the sta-

tus of the loan with the hold-

er of the Security Deed. The entity having full authority to

negotiate, amend or modify all terms of the loan (al-

require a secured creditor to

require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. COMMUNITY LOAN SERVICING, LLC, A DELAWARE LIMITED LIA-BILITY COMPANY, FKA BAYVIEW LOAN SERVICE INC. LLC as Attornay in Eart

dred 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 2020 in Book 57562, Page 241 in the amount of One Hundred Fourteen Thousand Seven Hundred Thirty-Eight and 69/100 (\$114,788.69) Gwinnett County, Georgia Records, as last transferred to **Truist Bank**, formerly known as Branch Banking and Trust Company by assignment recorded on Jansignment 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 se-cure a Note in the original