FORECLOSURE

SION, AS PER PLAT RECORDED IN PLAT BOOK

FORECLOSURE

LARS (\$143,046.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest hidder 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 Monday in Janon the first Monday in January, 1900, Tuesday in April, 2022, the following described property:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

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 indue 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 restrictions record superior to the Secu-rity 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, 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 Giraldo and Jose L Ramos or a tenant or tenants and said property is more commonly known as **2800 Creekwood** Lawrenceville, Geor-

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 status of the loan with the holder of the security deed.
Wells Fargo Bank, N.A. as Attorney in Fact for as Attorney in Fact for Shirley A Giraldo and Jose

I Ramos McCalla Raymer Leibert

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

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

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, 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

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

sica Stankus to Mortgage Electronic Registration Systens, 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 Page 659, Gwinnett 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, County, Georgia after-de-conveying the after-de-scribed property to secure a Note in the original principal amount of TWO HUNDRED THIRTY THOUSAND SEVEN HUNDRED FORTY-THREE DOLLARS HUNDRED PORTY-THREE
AND 0/100 DOLLARS
(\$230,743.00), 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 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 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 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

saliproperty 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. 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 authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Nationstar Mortgage, LLC d/b/a Mr. Cooper, 8950 Cy-press 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 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 prohibit.

that the sale is not prohibit-ed under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the

FORECLOSURE

status of the loan with the holder 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 parcel 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

porated nerein by reference for a more complete de-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 2022

NOTICE OF SALE UNDER POWER GEORGIA. GWINNETT 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 Kimberly E Pulley to Mortgage Electronic Registration Systems, Inc., as grantee, as mominee for Shelter Mortgage Company, LLC dba Fairfield Mortgage, its successors and sessions dated cessors and assigns, dated March 24, 2005, recorded in Deed Book 42358, Page 3, Gwinnett County, Georgia Records 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 Deed Book 48905, Page 770, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE principal amount of ONE HUNDRED FIFTY-ONE

HUNDRED HIFT-ONL THOUSAND THREE HUN-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 Country, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale

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

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 same surpress of position 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. property, any assessments, liens, encumbrances, zoning

ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
Wells Fargo Bank, N.A. is holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full au

The entity trait has full au-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 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 confirmation 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 Kimberly E Pulley McCalla Raymér Leibert

Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

All that tract or parcel of 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-Nichols Landing Subdivision, Unit Three, as per plat recorded in Plat Book 78, page 43, Gwinnett County, Georgia Records.

Being and intending to describe the same prepries

scribe the same premises conveyed in a deed recorded 04/14/2005, in Book 42358,

'age 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. PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Martha Garibay to JPMorgan Chase Bank, N.A., dated November 16, 2005, record-ed in Deed Book 45493, 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

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

The debt secured by said

FORECLOSURE

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 inade 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)

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.

JPMorgan Chase Bank, National Association is the tional Association is holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full au-The entity trait has full available, 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 Field-

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. 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

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

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, 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 Surveyors, dated November 1, 1977 and recorded in Plat Book 7, Page 101, Gwinnett County Records, said plat is incorporated herein by refer-

ence and made a part here-MR/ca 4/5/22 Our file no. 51668510 -

950-62565 3/9 16 23 30 2022 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 PIIRPOSF

Under and by virtue of the

Power of Sale contained in a

PURPOSE.

Security Deed given by Ray Eugene Dennis to Great Western Bank, a federal savings bank, doing business as Sierra Western Mortgage Sierra Western Mortgage Company, dated February 13, 1997, recorded in Deed Book 13823, Page 216, Gwinnett County, Georgia Records, as last transferred JPMorgan Chase Bank National Association by as signment 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 SAND SEVEN HUNDRED FIFTY AND 0/100 DOLLARS (\$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 court-house door of Gwinnett County, Georgia, or at such blace 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:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and security beet mas been also seen as 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,

and all expenses of this said, 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 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. JPMorgan Chase Bank, National Association is the holder of the Security Deed to the property in accordance with OCGA § 44-14-

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 Vicini Parkin Charles 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 Johns Landing Way, Lawrenceville, Georgia 30245 30245. 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 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 Ray Eugene Dennis McCalla Raymer McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076

www.foreclosurehotline.net All that tract or parcel of 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 A, Unit One, Johnson's Landing Subdivision, as per plat recorded in Plat Book

FORECLOSURE

ty, Georgia Records, which plat is incorporated herein and made a part hereof by reference thereto

MR/meh 4/5/22 Our file no. 52250106 – 950-62562 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 Gregory L McFarland to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Sunshine Mort-gage Corporation, its successors and assigns , dated June 24, 2004, recorded in Deed Book 39466, Page 128, Gwinnett County, Georgia Gwinnett County, Georgia Records, as last transferred to HSBC Bank USA, N.A. by assignment recorded Deed Book 51531, Page

846, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE principal amount of ONE HUNDRED NINE THOUSAND EIGHT 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 outry 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 property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

HEREOF The deht 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 surpress of powint the same

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. 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 authority to negotiate, amend, and modify all terms of the mortgage with the debtor is:

Dovermuehle Mortgage, Mortgage, Drive, Suite 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, Norcross, Georgia 30071.

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 con-

cv Code and (2) to final confirmation 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 All that tract or parcer of land lying and being in Land Lot 224 of the 6th District, Gwinnett County, Georgia, being Lot 22, Block C, Sheffield Forrest Subdivision, Unit One, Section Two, on the late of the land track of the late of as per plat recorded in Plat Book K, Page 251, Gwinnett 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 - FT18 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 Electronic Registration Systems, leave are provinged. Inc., as grantee, as nominee for COUNTRYWIDE HOME LOANS, INC., its successors and assigns., dated March and assigns, uated in Deed 31, 2005, recorded in Deed Book 42764, Page 198, Gwinnett County, Georgia BOOK 42/04, 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 CERTIFICATEHOLDERS CWHEQ REVOLVING HOME EQUITY LOAN
TRUST, SERIES 2005-D by
assignment recorded in assignment recorded in Deed Book 50346, Page 9, Gwinnett County, Georgia Records, conveying the af-Hecords, conveying the after-described property to secure a Note in the original principal amount of TVENTY-FOUR THOUSAND SEV-EN HUNDRED EIGHTY AND 0/100 DOLLARS (\$24,780.00), with interest thereon as set forth therein, there will be self at public 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

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:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HERETO

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 intent to collect attorney's fees having been given)

FORECLOSURE

Said property will be sold subject to any outstanding ad valorem taxes (including current investor on the loan), is the entity with the taxes which are a lien, but full authority to negotiate, amend, and modify all terms 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.

The Bank of New York Mel-Ion 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 authe entity that last but are thority 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, 800-306-6050 lage, 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 tenant or tenants and said property 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. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the belder of the convirt deed status of the loan with the holder of the security deed. The Bank of New York Mellon 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 as Attorney in Eact for

as Attorney in Fact for Lisa Lachman

Lisa Lachman
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 142 of the
6th District, Gwinnett County, Georgia and being more
particularly described as follows:

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 intersection of the 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 noint: thence leaving said right-of-way of Jimmy Carter North 82 degrees 04 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 TRUE POINT OF BEGINNING as thus established; thence North 78 degrees 04 minutes 44 seconds West a distance of 41.00 feet to a point; thence North 11 degrees 51 minutes 48 seconds East a distance of 18.03 feet to a point; thence South 78 degrees 04 minutes 44 seconds Fast a distance of 18.03 feet to a point; thence South 78 degrees 04 minutes 44 seconds Fast a distance of 18.03 feet to a point; thence South 78 degrees 04 minutes 44 seconds Fast a distance of 18.03 feet to 18 utes 44 seconds East a distance of 41.00 feet to a

point; thence South 11 degrees 51 minutes 48 seconds West a distance of 18.03 feet to a point and the TRUE POINT OF BEGIN-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 Securi-ty Deed shall constitute a de-

fault under the terms of the hereinabove described Security Deed. MR/ca 4/5/22 Our file no. 5790219 - FT7 950-63056 3/9 16 23 30

Notice of Sale Under Power. 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 ELECTRONIC
REGISTRATION SYSTEMS,
INC. ("MERS") AS NOMINEE 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 Coun-

tv. Georgia records 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 orig-Note of even date in the original principal amount of \$159,360.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the GWINNETT County Courthouse within the legal hours of sale on the first Tuesday in April, 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 182 OF THE 5TH DISTRICT OF GWINNETT COUNTY GEORGIA, BEING LOT 75

GEORGIA, BEING LOT 3, 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 DEEPENING MADE BY THIS REFERENCE MADE 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 ex-penses of this sale, as provided in the Deed to Secure Vided in the Deed to Secure
Debt and by law, including
attorney's fees (notice of intent to collect attorney's fees
having been given). WILMINGTON TRUST, NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY.
BUT SOLIET AS TRUSTER INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2015 1 holds the duly endorsed Note and is the current as-Note and is the current as-signee of the Security Deed to the property. FAY SER-VICING LLC, acting on be-half of and, as necessary, in consultation with WILMING-TON TRUST, NATIONAL AS-SOCIATION, NOT IN ITS IN-DIVIDUAL CAPACITY, BUT COLEY, AS TRUSTED FOR

SOLELY AS TRUSTEE FOR

FORECLOSURE

amend, and moonly 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-PLACE, SUITE 2000, URLOS 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-quired to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 668 SAVANNAH ROSE WAY LAWRENCEVILLE, GEORGIA 30045 is/are: KOFFI AG-BAYON AND AZIANKO LAW-SON or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including tax-es which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc.

The cale will be conducted The sale will be conducted subject to (1) confirmation that the sale is not prohibitand the sale is incl prolinoid and ed 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
12.1731 which allows for 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be pro-vided until final confirmation and audit of the status of the loan as provided in the pre-ceding paragraph. WILMiodii as provided ii tile pieceding paragraph. WILM-INGTON TRUST, NATIONAL 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 COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED

FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000008166795 BARRETT DAFFIN FRAPPI-ER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addition Taxon 75004 100 Addison, Texas 75001 Telephone: (972) 341 5398. 950-63570 3/9,16,23,30,2022 NOTICE OF SALE UNDER POWER GEORGIA GWINNETT COUNTY By virtue of the Power of Sale contained in that certain Security Deed given Bette Andrews to Meridian Lending, Inc. dba Allsource Mortgage , dated 12/04/2017, recorded 12/13/2007 in Deed Book 48492, Page 301, Gwinnett County, Georgia records, County. and as last assigned to Re-4568 Balmoral Court, Snel-lville, GA 30039. The sale will be conducted subject to (1) confirmation that the sale verse Mortgage Funding, LLC by virtue of assignment 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 (\$225.00.00 with interest) (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 confirmation by the properties of the confirmation of the lien and the confirmation of the lien and the confirmation of 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 courthouse door of Gwinnett

County, Georgia, within the legal hours of sale on the first Tuesday in April 2022
by Reverse Mortgage Funding, LLC, as Attorney in Fact
for Bette Andrews, all property described in said Security Deed including but not
limited to the following described property: ALL THAT
TRACT OR PARCEL OR
TRAND LYING AND BEING IN Luesda I AND LYING AND BEING IN LAND LYING AND BEING IN
LAND LOT 49 OF THE 5TH
DISTRICT, GWINNETT
COUNTY, GEORGIA, BEING
LOT 7, BLOCK J, UNIT 3 OF
THE MOORINGS AT RIVER
PARK SUBDIVISION, AS
PER PLAT THEREOF

PER PLAT THEREOF RECORDED IN PLAT BOOK 54, PAGE 288, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDS, RECORDS RECORDED PLAT IS INCOR-

RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART
OF THIS DESCRIPTION.
PARCEL ID NUMBER:
R5049-317. SUBJECT TO
ANY EASEMENTS OR RESTRICTIONS OF RECORD.
Said property being known
as 522 RAVINA WAY,
LAWRENCEVILLE, GA
30044 according to the LAWRENCEVILLE , GA 30044 according to the present numbering system in Gwinnett County. The in-debtedness secured by said Security Deed has been declared due because of de-fault under the terms of said Security Deed and Note. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees and all other payments provided for un-der the terms of the Security Deed and Note. Said property will be sold subject to the following items which may affect the title to said property: any superior Security ty: any superior Security
Deeds of record; all zoning ordinances; matters which would be disclosed by an accurate survey or by an in-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 All Occu-pants, All Occupants or tenparits, All occupants of teli-ant(s). The sale will be con-ducted subject to (1) confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code, and (2) final confirmation and audit of the status of the loan. The name of the person or entity who has the full authority to negotiate, amend, and modiregulate, aline inc., aline including for all terms of the mortgage is: Reverse Mortgage Funding, LLC, 3900 Capital City Blvd, Lansing, MI 48906, 866-654-0020. THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY JINE ORDMATION ORTAINED FORMATION WILL BE USED FOR THAT WILL BE USED FOR IHAI PURPOSE. The Geheren Firm, P.C., 4828 Ashford Dunwoody Road, 2nd Floor, Atlanta, GA 30338 TEL (678) 587-9500. cessor in interest or tenant (s). Nationstar Mortgage, LLC as Attorney-in-Fact for Bernard L. Bearry Jr. and Katheryn M. Maxwell File no. 950-64037 20-076655 LOGS LEGAL GROUP LLP* Attorneys and

3/9,16,23,30,2022

FORECLOSURE

NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY. GEORGIA

GEORGIA
Under and by virtue of the Power of Sale contained in a Security Deed given by Troy D. Augustine to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Nations Direct Mortgage, LLC dba Motive Lending, dated January 6, 2017, and recorded in Deed Book 54860, Page 141, Gwinnett County, Georgia Records, as last transferred to Nations Direct Mortgage, to Nations Direct Mortgage. LLC by assignment recorded on June 18, 2018 in Book 5595 Page 543 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the origi-nal principal amount of Two Hundred Forty-Five Thou-sand Three Hundred Sevensand Three Hundred Seventy-Three and 0/100 dollars (\$245,373.00), 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 38 of the 6th District of Gwinnett County, Being Lot 13, Block County, Being Lot 13, Block C, of The Moorings, Unit One, as per plat recorded In Plat Book 3, Page 117, of the Gwinnet County, Georgia Gwinnet County, Georgia Records, which plat is hereby incorporated by reference for a more complete de-scription. 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 popular provided dis ness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given. ney's fees having been giv-en). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is:

Dovenmuehle Mortgage Inc. they can be contacted at (866) 397-5370 for Loss (866) 397-3370 for Loss Mitigation Dept, or by writing to 1 Corporate Drive, Suite 360, Lake Zurich, Illinois 60047, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any sutstanding ad valorem taxoutstanding 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, encum-brances, zoning ordinances, restrictions, covenants, and matters of record superior to 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 Troy D. Augustine or ten-ant(s); and said property is more commonly known as

extinguished by foreclosure.
Nations Direct Mortgage,
LLC as Attorney in Fact for
Troy D. Augustine. Brock &
Scott, PLLC 4360 Chamblee

Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 18-06208 950-61740 3/9,16,23,3/2, STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Because of a default under the terms of the Security Deed executed by Bernard L. Bearry Jr. and Katheryn M. Maxwell to American National Financial, Inc. dated July 15, 1994, and recorded in Deed Book 10529, Page 312, Gwinnett County Records, said Security Deed hecords, said security been last sold, assigned, transferred and conveyed to Nationstar Mortgage LLC d/b/a Mr. Cooper, securing a Note in the original principal amount of \$87,883.00, the holder thereof pursuant to said thereof pursuant to said Deed and Note thereby se-cured has declared the entire amount of said indebtedness amount of said nideotectness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, April 5, 2022, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry, to the

on sale, decide the county, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: All that tract of parcel of land lying and being in Land Lot 134 of the 7th District, Gwinnett County, Georgia, being known as Lot 3, Block C, Rock Springs, Unit One, as per plat recorded in Plat Book 38, page 18, Gwinnett County, Georgia Records, which plat is hereby incorporated herein by reference. This property is also known as 2450 Mitchell Road, Lawrenceville, Georgia 30243. Said property is 2450 Mitchell Road, Lawrenceville, Georgia 30243. Said property is known as 2450 Mitchell Road, Lawrenceville, GA 30043, together with all fixtures and personal property, attached to and constituting tures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a cluding taxes which are a lien, whether or not now due and payable), the right of re-demption of any taxing au-thority, any matters which might be disclosed by an accurate survey and inspection curate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said said sale as provided in said Deed, and the balance, if any, will be distributed as 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 (2) to final commitment and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Bernard L. Bearry, Jr. and Katheryn M. Maxwell, successor, in interest or specific property.

FORECLOSURE

Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/CH https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

2/16,23,3/2,9,16,23,30, 2022 STATE OF GEORGIA

950-61755

COUNTY OF GWINNETT

NOTICE OF SALE

UNDER POWER THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THE THAT PURPOSE.

By virtue of the power of sale contained in that certain Deed to Secure Debt ("Security Deed") from JASON

rity Deed") from JASON
BELL to Renasant Bank
dated October 1, 2019, filed
for record on October 18,
2019, in Deed Book 56964,
Page 574, Gwinnett Counrage 5/4, Gwilliett Colli-ty, Georgia deed records, said Deed to Secure Debt having been given to secure a Note (the "Note") dated October 1, 2019 in the original principal sum of Two nal principal sum of two Hundred Forty Nine Thou-sand and 00/1007s (\$249,000.00) Dollars, with interest from date at the rate stated in said Note on the unpaid balance until paid, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Gwinnett County, Geor-gia, within the legal hours of gia, within the legal hours of sale on the first Tuesday in April 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 336 OF THE 4TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 71, BLOCK A, OF WOODGATE HILLS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 113, PAGE 268-270, REVISED IN PLAT

IN PLAT BOUK 113, PAGES 268-270, REVISED IN PLAT BOOK 126, PAGES 41-43, GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH RECORDED PLAT IS INCOR-POATED HEREIN BY REFER-FOR EACH MADE A PART
OF THIS DESCRIPTION,
SAID PROPERTY BEING
KNOWN AS 3747 VALLEY
BLUFF LANE, ACCORDING
TO THE PRESENT SYSTEM OF NUMBERING PROPERTY
IN GWINNETT COUNTY,
GEORGIA. (hereinafter, the
"Property"). The debt secured by said Deed to Secure Debt has been and is hereby declared due be-cause of, among other pos-sible events of default, non-payment of the monthly installments on said loan. debt remaining in default, this sale will be made for the

this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees. The individual or entity that has full authority to negotiate, amend and modify all terms of the mortgage with the Debtor is: Renasant Bank, 145 Reinhardt College Parkway. Canton. GA Parkway, Canton, GA, 30114. Please understand 30114. Please understand that the secured creditor is not required to negotiate, amend, or modify the terms of the mortgage instrument. Said Property will be sold as the property of JASON BELL (Debtor), subject to all zon-ing ordinances, matters which would be disclosed by an accurate survey or by an inspection of the Property; any outstanding taxes, in-cluding but not limited to ad valorem taxes, which consti-tute liens upon said Propertv: special assessments: all outstanding bills for public utilities which constitute liens upon said Property; all restrictive covenants, ease-ments, rights-of-way and any other matters of record superior to said Security Deed. The sale will be conducted subject to confirmation that the sale is not pro-hibited under the U.S. Bankruptcy Code and also

bankruptcy code and also subject to the provisions of O.C.G.A. §9-13-172.1 which permits the rescission of ju-dicial and nonjudicial sales in the State of Georgia in limited circumstances. tice has been given of intention to collect attorneys' fees in accordance with the terms in accordance with the terms of the Note secured by said Security Deed. Notice has also been given, in writing and by certified mail, return receipt requested, to the Borrower, of the name, address, and telephone number of the individual or entity who shall have full authority to negotiate, amend, and to negotiate, amend, and modify all terms of the Secu rity Deed and the Note there by secured in accordance with O.C.G.A. § 44-14-162.2 (a). To the best knowledge and belief of the under and belief of the under-signed, the party in posses-sion of subject Property is Jason Bell or tenant or ten-ants and the proceeds of said sale will be applied to the payment of said indebtedness, the expense of said sale, all as provided for in said Security Deed and the undersigned will execute a deed to the purchaser as provided in the aforementioned Security Deed, THS LAW FIRM MAY BE HATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. RENASANT BANK AS Attorney-in-fact for Jason Bell BY: edness, the expense of said

Suite 100 Suite 100 Canton, GA 30114 (770) 924-9366 950-63712 3/9,16,23,30,2022 Notice of Sale Under Power. State of Georgia, County of GWINNETT. Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by MARCOS BLASNICH AND by MARCUS BLASNICH AND LILIA LOMELI to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE FOR NETBANK, ITS SUCCESSORS AND ASSIGNS, dated 10/21/2005, and Recorded on 11/03/2005 as Book No. 45114 and Page Recorded on 11/03/2005 as Book No. 45114 and Page No. 5, GWINNETT County, Georgia records, as last assigned to WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F (the Secured Creditor) by assignment consistency. itor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$166,155.00, with interest at the crite creeified therein. the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the GWINNETT County Courthouse within the legal hours of sale on the first Tuesday in April, 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 224 OF THE 7TH DISTRICT, GWINNETT COLINITY GEOR.

GIA. BEING LOT 4. NORTH

57, PAGE 110, GWINNETT COUNTY. GEORGIA RECORDS TO WHICH PLAT REFERENCE IS MADE FOR A MORE DETAILED DESCRIP-TION. The debt secured by said Deed to Secure Debt said beed to Secure Debt has been and is hereby de-clared due because of, among other possible events of default, failure to pay the indebtedness as and when 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 givney's fees having been giv-en). WILMINGTON SAVINGS FUND SOCIETY, FSB, AS MORTGAGE LOAN TRUST F holds the duly endorsed Note and is the current as-signee of the Security Deed to the property. CARRING-TON MORTGAGE SERVICES LLC, acting on behalf of and as necessary, in consultation with WILMINGTON SAV-INGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, CARRINGTON MORTGAGE SERVICES, LLC may be contacted at: CARRINGTON MORTGAGE SERVICES, LVC 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 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 3126 SPRINGLAKE DRIVE, BUFORD, GEORGIA 30519 is/are: MARCOS **30519** is/are: MARCOS BLASNICH AND LILIA LOMELI or tenant/tenants. LOWIEL or tenant/tenants. 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 a accurate europe and including the solution of the solution o which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) 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 procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure and audit of the status of the loan as provided in the pre-ceding paragraph. WILMloan as provided in the pre-ceding paragraph. WILM-INGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTE OF STANWICH MORTGAGE LOAN TRUST F as Attorney in Fact for MARCOS BLAS-NICH AND LILIA LOMELI. THIS LAW FIRM IS ACTING

AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. TO FOR THAT PURPOSE. To obtain options and alternatives to foreclosure please contact Carrington Mortgage Services, LLC directly, toll free by the following telephone number: (800 561 4567). 00000006220396 BARRETT DAFFIN FRAPPI-ER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite

NOTICE OF SALE UNDER POWER CONTAINED IN SECURITY DEED STATE OF GEORGIA, COUNTY OF Gwinnett Pursuant to a power of sale

contained in a certain securi-

3/9,16,23,30,2022

100 Addison, Texas 75001 Telephone: (972) 341 5398. 950-63572

ty deed executed by Robert Bolden, hereinafter referred to as Grantor, to Homestar Financial Corp. recorded in Deed Book 56036, beginning at page 427, of the deed records of the Clerk of the Superior Court of the aforesaid state and county, and by virtue of a default under the terms of said security that the county and the deed, and the related note, the undersigned attorney-in-fact for the aforesaid Grantor (which attorney-in-fact is the present holder of said security deed and note secured thereby) will sell at the usual place of conducting Sheriff's sales in said county within the legal hours of sale, to the highest bidder on the first Tuesday in April 2022, all property described in said security deed including but not limited to the following described property: All that tract or parcel of land lying and being in Land Lots 2 and rity deed and note secured and being in Land Lots 2 and 3 of the 5th District, Gwinnett County, Georgia, being Lot 5, Block A, Sagebrook Subdivision, Unit One, according to plat of survey recorded in Plat Book 64, Page 109, Evignett County Page 109, Gwinnett County, Georgia records, which plat and the record thereof are incorporated herein by reference thereto. Said legal de scription being controlling however, the Property is however, the Propert 3561 Oakwilde Drive, Snel-lville, GA 30039 Said property will be sold on an "as-is" basis without any representation, warranty or re-course against the above-named or the undersigned. The sale will be subject to

the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien but not yet due and payable); any matters which might be disclosed by an accurate survey and inspection of the property; any assessments, liens, encumbrances, zoning ordinances, restrictions, and all other matters of record superior to the said Security Deed. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. State Home Mortgage, as loan servicer is the entity with full authority to negotiate, amend modify the terms of the Note and Security Deed. State
Home Mortgage's address is
60 Executive Park South, N.
E., Atlanta, GA 30329. State
Home Mortgage may be

contacted by telephone at 404-679-0574. To the best