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quently amended, and said Declaration, which provi-sions Grantee herein assume and agree to observe and perform

This conveyance is further subject to the aforesaid Declaration of Condominium for Sandalwood Townhomes
Unit II, a Condominium
which may be amended
from time to time, Declaration of Reserved Easement
recorded in Deed Book
1395, Page 58, Sewer Easement to Dewes Enterprises,
Inc, recorded in Deed Book
555, Page 78 and Deed Book
638, Page 234, Easement
from Sandalwood Properties, Ltd to Sandalwood Sandalwood Townhomes ties, Ltd to Sandalwood Townhomes Recreation Association Inc., recorded in Deed Book 2042, Page 145 and Declaration of Easements between Sandalwood Properties and Sandalwood Homeowners Unit Lassocia tion Inc, dated November 20, 1981, recorded in Deed Book 2288, Page 13, Gwin-nett County Records. TAX ID: R5147D028

The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failsible events of default, fall-ure to comply with the re-payment terms of the Note. The debt remaining in de-fault, this sale will be made for the purpose of paying the same and all expenses of this sale, including attor-neys' fees (notice of intent to collect attorneys' fees having been given) and all other payments provided for un-der the terms of the Note. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the under-signed. The sale will be held

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 pavable)

the right of redemption of

any taxing authority; matters which would be disclosed by

an accurate survey or by an inspection of the property: all zoning ordinances; assessments; liens; encumbrances: restrictions: covenants, and any other matters of records superior matters of records s to said Security Deed. To the best knowledge and belief of Lender, the described Property is in the possession of Borrower International Property Consortium, LLC, or tenant(s), and said Property is more company to the property is more company to the Sandal monly known as 56 Sandalwood Circle, Lawrenceville,

Georgia 30044.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) final confirmation and audit as to the status of the amounts owed with the holder of the Security Deed.

Jon David W. Huffman, at Poole Huffman, LLC, 3562 Habersham at Northlake, Building J, Suite 200, Tuck-er, Georgia 30084, Tele-phone: 404-373-4008, a rep-resentative for Lender, is the individual who has full authority to negotiate, amend, and modify all terms of the Note and Security Deed. 3/9,16,23.30.2022

NOTICE OF SALE UNDER POWER GWINNETT COUNTY, GEORGIA

Under and by virtue of the Power of Sale contained in that certain Security Deed given by International Propgiven by international repor-erty Consortium, LLC ("Bor-rower") to and in favor of Lafayette Lending, LLC dat-ed July 31, 2018 and record-ed on August 2, 2018, in Deed Book 56049, Page 697, et seq., of the Gwinnett County, Georgia land records, and having been as-signed to Atlanta Home Providers, LLC in that certain Assignment of Mort-gage, Assignment of Rents, Security Agreement, Note, and Other Loan Documents effective as of December 14, 2021 and recorded on De-gember 20, 2021 in Deed cember 20, 2021, in Deed Book 59530, Page 629, et seq., of the Gwinnett County, Georgia land records, and being further assigned to Huffman Group, LLC ("Lender") in that certain Assignment of Mortrage Assignment of Mortrage signment of Mortgage, Assignment of Rents, Security Agreement, Note, and Other Loan Documents effective as of December 14, 2021 and recorded on December 22 2021, in Deed Book 50500 Page 467, et seq., of the Gwinnett County, Georgia land records ("Security Deed"). Said Security Deed beton given to secure an Interest Only Balloon Note ("Note") made by Borrower in favor of Lender, dated July 31, 2018, in the original principal amount of ONE principal amount of ONE HUNDRED TWENTY THOU-SAND AND 00/100 DOL-LARS (\$120,000.00), together with interest on the Note from the date thereof at the rate as provided therein on the unpaid balance until paid, there will be sold by the undersigned at public outcry to the highest bidder for cash before the court-house door at Gwinnett County, Georgia within the County, Georgia, within the legal hours of sale on the first Tuesday in April 2022, the following described property (the "Property"):
All that tract or parcel of lead being and being in Land land lying and being in Land Lot 116 of the 6th District,

Gwinnett County, Georgia, being Lot 6, Block B, North Clouds Subdivision, Unit Six, as per plat recorded in Plat Book Z, Page 177, Gwinnett County, Georgia records, which recorded plat is incorporated herein by this reference and made a part of this description. Said property being known as 353 Old Rosser Rd ac-

cording to the present system of numbering property in Gwinnett County, Georgia. Subject to any easements or restrictions of record. TAX ID: R6116 245

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to comply with the re-payment terms of the Note. The debt remaining in de-fault, this sale will be made for the purpose of paying the same and all expenses of this sale, including attor-neys? fees (notice of intent to collect attorneys? fees having been given) and all other payments provided for under the terms of the Note. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the or recourse against the above-named or the undersigned. The sale will be held 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 pavable): right of redemption of

any taxing authority; matters

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an accurate survey or by an inspection of the property; all zoning ordinances: assessments; liens; encumrestrictions covenants, and any other matters of records superior to said Security Deed.

To the best knowledge and To the best knowledge and belief of Lender, the described Property is in the possession of Borrower International Property Consortium, LLC, or tenant(s), and said Property is more commonly known as 353 Old Rosser Road, Stone Mountain, Georgia 30087.

The sale will be conducted subject to (1) confirmation

subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) final confir-mation and audit as to the status of the amounts owed with the holder of the Security Deed.

rity Deed.
Jon David W. Huffman, at
Poole Huffman, LLC, 3562
Habersham at Northlake,
Building J, Suite 200, Tucker, Georgia 30084, Telephone: 404-373-4008, a repphone: 404-373-4006, a representative for Lender, is the individual who has full authority to negotiate, amend, and modify all terms of the Note and Security Deed. 950-63973 3/9,16,23,30,2022

NOTICE OF SALE UNDER POWER GWINNETT COUNTY, GEORGIA Under and by virtue of the Power of Sale contained in that certain Security Deed

that certain Security Deed given by International Property Consortium, LLC ("Borrower") to and in favor of Lafayette Lending, LLC dated August 31, 2018 and recorded on September 13, 2018, in Deed Book 56131, Page 918, et seq., of the Gwinnett County, Georgia land records, and having been assigned to Atlanta Home Providers. LLC in that Home Providers, LLC in that certain Assignment of Mortgage, Assignment of Rents, Security Agreement, Note, and Other Loan Documents effective as of December 14, 1900 2021 and recorded on De-cember 28, 2021, in Deed Book 59551, Page 739, et seq., of the Gwinnett County, Georgia land records, and Georgia land records, and being further assigned to Huffman Group, LLC ("Lender") in that certain As-signment of Mortgage, As-signment of Rents, Security Agreement, Note, and Other Loan Documents effective as of December 14, 2021 and recorded on December 29, 2021, in Deed Book 59559, Page 522, et seq., of the Gwinnett County, Georgia land records ("Security

Gwinnett County, Georgia land records ("Security Deed"). Said Security Deed being given to secure an Interest Only Balloon Note ("Note") made by Borrower in favor of Lender, dated August 31, 2018, in the original principal amount of FIFTY-SEVEN THOUSAND AND 00/100 DOLLARS (\$57,000.00), together with (\$57,000.00), together with interest on the Note from the interest on the wote from the date thereof at the rate as provided therein on the unpaid balance until paid, there will be sold by the undersigned at public outcry to the highest bidder for cash the highest bloder for case before the courthouse door at Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in April 2022, the following described property (the "Property"):

erty"):
All that tract or parcel of land lying and being in Land Lot 188 of the 6th District, Gwinnett County, Georgia, Shady Oaks Townhomes, a Condominium, as more particularly described in that certain declaration for Shady Oaks Townhomes, a condominium dated December 23, 1983 as filed on December 1983 as filed on December 29, 1983 and recorded in Deed Book 2693, Page 190, Gwinnett County, Georgia records as may be amended, Unit 894A, as per plat recorded in Plat Book 1, Page 106, Gwinnett County, Georgia records as may be amended, which plat is in-corporated herein by this reference and made a part of

this description. TAX ID: R6188A006 The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to comply with the re-payment terms of the Note. The debt remaining in de-fault, this sale will be made for the purpose of paving the same and all expenses of this sale, including attor-neys fees (notice of intent to collect attorneys' fees having been given) and all other payments provided for under the terms of the Note Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will be held subject to the following items which may affect the title: any outstanding ad val-orem taxes (including taxes which are a lien, whether or which are a hen, 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; as-sessments; liens; encumbrances; restrictions; covenants, and any other matters of records superior to said Security Deed. To the best knowledge and belief of Lender, the de-scribed Property is in the possession of Borrower In-ternational Property Consor-tium, LLC, or tenant(s), and

said Property is more commonly known as 894 Six Oaks Circle, Unit A, Norcross, Georgia 30093.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the LLS garkenst. ed under the U.S. Bankrupt-cy Code and (2) final confir-mation and audit as to the status of the amounts owed with the holder of the Security Deed.

Jon David W. Huffman, at Poole Huffman, LLC, 3562 Habersham at Northlake, Building J, Suite 200, Tuck-er, Georgia 30084, Tele-phone: 404-373-4008, a repphone. 404-37-4006, a representative for Lender, is the individual who has full authority to negotiate, amend, and modify all terms of the Note and Security Deed. 950-63975 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 Security Deed given by Hyacinth Lewis to Sun America acinth Lewis to Sun America
Mortgage Corporation (the
Secured Creditor), dated
November 24, 1999, and
Recorded on December 3,
1999 as Book No. 19653 and
Page No. 0195, Gwinnett
County, Georgia records,
conveying the after-described property to secure a
Note of even date in the orioscribed property to secure.

Note of even date in the orig-

inal principal amount of \$125,450.00, with interest at

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last assigned to BankUnited N.A. by assignment that is or to be recorded in the Gwinnett County, Georgia Records, there will be sold by the undersigned at public author, to the highest hidder. outcry to the highest bidder for cash at the Gwinnett County Courthouse within 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 181 of the 7th District, Gwinnett County, Georgia, being Lot 15, Block C, Millwood Farms Subdivision, Unit One, as shown on plat recorded in shown on plat recorded in Plat Book 81, Pages 141 and 142, Gwinnett County, Georgia Records, which plat is incorporated herein and made a part hereof by reference. Tax ID: R7181 071 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. Because the debt remains in default, this sale will be made for the tnis 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). BankUnited N.A. holds the duly endersed Netz and is the outdorsed Note and is the cur-rent assignee of the Security Deed to the property. Car-rington Mortgage Services, LLC is the entity with the full LLČ is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. §44-14-162.2, Carrington Mortgage Services, LLC may be contacted at: 1-800-790-9502 or by writing to 1600 South Douglass Road, Suite 110 and 200-A, Anaheim, CA 92806-5951. Please note that, pursuant to O.C.G.A. §44-14-162.2, the secured creditor is not required to amend or modify quired to amend or modify the terms of the loan. To the best knowledge and belief of party/parties in possession of the subject undersigned,

of the subject property known as 3363 WOODASH COURT, BUFORD, GA 30519 is/are: Hyacinth Lewis or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be displaced by the property curve. closed by an accurate survey and inspection of the prop erty, and (c) all matters of record superior to the Secu-rity Deed first set out above, including, but not limited to, assessments, liens, encumassessifients, lefts, 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-Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. §9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may foreclosure documents may not be provided until final not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Funds used at sale shall be in certified funds and payable to ?Bell Carrington Price & Gregg, LLC?. BankUnited N.A. as Attorney in Fact for Hyacinth Lewis. Any information obtained on this matter may be used by this matter may be used by the debt collector to collect

the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File: 22-40129 950-61400 2/13,16,23,3/2,9,16,23,30,20

NOTICE OF SALE UNDER POWER

GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale contained in that certain Security Deed that certain Security Deed from Esperanza O. Lotshaw (collectively the "Grantor") to Associated Credit Union ("Grantee"), dated December 4, 2007, filed and recorded December 13, 2007, in Deed Book 48492, Page 123, Gwinnett County, Georgia Records, as modified by that certain Agreement to Modify Deed to Secure Debt, dated December ment to Modify Deed to Secure Debt, dated December 21, 2012, filed and recorded January 8, 2013, in Deed Book 51924 Page 684, Gwinnett County, Georgia records, (as modified, the "Security Deed"), conveying the after-described property to secure that certain Balloon Note dated December 4, 2007 from Grantor 2007 from Grantor payable to Grantee, in the original principal amount payable to Grantee, in the original principal amount One Hundred Eighty-One Thousand Five Hundred and 00/100 Dollars (\$181,500.00), with interest thereon as set forth therein (hereinafter the "Note"), there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the Nouse door of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in April, 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 2 DE THE 1ST DISTRICT OF THE 1ST DISTRICT, GWINNETT COUNTY, GEOR-GIA, BEING LOT 21, BLOCK A, WYNDHAM PARK, UNIT THREE, AS PER PLAT RECORDED IN PLAT BOOK RECORDED IN PLAT BOOK
74, PAGE 129, GWINNETT
COUNTY, GEORGIA
RECORDS, WHICH PLAT IS
INCORPORATED HEREIN
AND MADE A PART HEREOF, BEING IMPROVED
PROPERTY KNOWN AS
2585 WYNDHAM PARK
DRIVE, ACCORDING TO THE
PRESENT SYSTEM OF
NUMBERING HOUSES IN
GWINNETT COUNTY, GEOR
GIA. The indebtedness se-GIA. The indebtedness secured by said Security Deed has been and is hereby declared due and payable because of, among other pos-sible events of default and failure to pay the indebted-ness as and when due and in the manner provided in the Note. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given as provided by law). The property will be sold for cash or certified funds and subject to any and all other matters of record

superior to said Security

Deed, outstanding ad val-orem taxes, any matters which might be disclosed by an accurate survey and in-spection of the property,

zoning ordinances, restric-

against the property, if any

covenants, easements

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and subject to any unpaid water and waste bills that constitute liens against the property, whether due and payable or not yet due and payable. The sale will be conducted as set forth herein subject to (1) confirmation prior to the sale that the tion prior to the sale that the sale is not prohibited under the U.S. Bankruptcy Code and (2) final confirmation and audit prior to the sale of the status of the loan with the holder of the Security Deed. Grantee reserves the right to sell the property in one parcel or as an entirety, or in such parcels as Grantee may elect, as permitted in the Security Deed. The following information is being provided in accordance with O.C.G.A. § 44-14-162.2. Associated Credit Union is the secured creditor under the Security Deed and loan being foreclosed. The following entity shall have full authority to negotiate, amend, and modify all terms of the above-described Security Deed and associated. curity Deed and associated Note on behalf of the secreditor: Associated Credit Union, Attn: Andrew Zimmer, 6251 Crooked Creek Road, Peachtree Cor-ners, GA 30092-3107, (770) 368-2114. O.C.G.A. § 44-14-162.2 states in pertinent part that, "nothing in this subsec-tion shall be construed to require a secured creditor to negotiate, amend, or modify the terms of a mortgage instrument." To the best of the strument." To the best of the undersigned's knowledge and belief, the property is known as: 2585 Wyndham Park Drive, NE, Buford, GA 30519, and the parties in possession of the property are Esperanza O. Lotshaw, or their tenant or tenants. Associated Credit Union, as Attorney-in-Fact for Esperan-Attorney-in-Fact for Esperan-Attorney-In-Fact for Esperaliza O. Lotshaw Thompson, O'Brien, Kappler & Nasuti, P.C. 2 Sun Court, Suite 400 Peachtree Corners, Georgia 30092 (770) 925-0111 This is notice that we are attempt-Deed to Secure Debt given

ing to collect a debt and any information obtained will be used for that purpose. This communication is from a debt collector. 950-63970 3/9,16,23,30,2022 NOTICE OF SALE UNDER POWER GEORGIA, GWIN-NETT COUNTY By virtue of the Power of Sale contained in that certain Security Deed given from Nell Byers Mc-Cright to MetLife Home Loans, a Division of MetLife Bank, N.A., 12/20/2010, dated recorded 12/20/2010, recorded 12/27/2010 in Deed Book 50458, Page 385, Gwinnett County, Georgia records, and as last assigned to Wilmington Savings Fund Society, FSB, not individually but soley as trustee for Nationstar HECM Acquisition
Trust 2020-1 by virtue of as-Irust 2020-1 by virtue of as-signment recorded in Deed Book 58166, Page 471, Gwinnet County, Georgia Records, said Security Deed having been given to secure a Note of even date in the principal amount of THREE HUNDRED THOUSAND AND 00/100 DOLLARS (\$300,000.00), with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in April 2022 by the secured creditor, as Attorney in Fact for Nell By-Attorney III ract Tol Neil by ers McCright, all property described in said Security Deed including but not limit-ed to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING OR PARCEL OF LAND LYING AND BEING IN GMD 1749 OF GWINNETT COUNTY, GEORGIA, CONTAINING 2.201 ACRES AS MORE PARTICULARLY DESCRIBED ON THAT CERTAIN SURVEY

FOR VINTAGE CUMMUNITIES, INC. DATED APRIL 12, 2006, PREPARED BY LAND
DEVELOPERS SURVEYORS,
INC. LEE JAY JOHNSON,
GLRS, AND BEING MORE
PARTICULARLY DESCRIBED
ACCORDING TO SAID SURVEY AS FOLLOWS: BEGINNING AT A 1/2-INCH REBAR
FOUND ON THE SOUTHWESTERLY RIGHT OF WAY
LINE OF MOUNT MORIAN
ENDAD (APPARENT 60 FOOT

WESTERLY RIIGHT OF WAY
LINE OF MOUNT MORIAH
ROAD (APPARENT 60 FOOT
RIGHT OF WAY), WHICH
POINT IS LOCATED 1820
FEET, MORE OR LESS,
SOUTHEASTERLY ALONG
SAID RIGHT OF WAY LINE
FROM ITS INTERSECTION
WITH THE RIGHT OF WAY
HIGHWAY 124 (IF EXTENDED); FROM SAID BEGINNING POINT AND RUN
THENCE ALONG SAID
RIGHT OF WAY LINE OF
MOUNT MORIAH ROAD
RUN SOUTH 37 DEGREES
25 MINUTES 04 SECONDS
EAST FOR A DISTANCE OF
26.93 FEET TO A POINT;
CONTINUANT ALONG SAID
RIGHT OF WAY LINE RUN
SOUTH 39 DEGREES 04
MINUTES 04 SECONDS
EAST FOR AD ISTANCE OF
340.75 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;
HENCE LEAVING VAID 340.75 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY LINE OF MOUNT MORIAH ROAD RUN SOUTH 50 DEGREES 05 MINUTES 07 SECONDS WICET FOR DISTANCE OF US MINUTES OF SECONDS
WEST FOR A DISTANCE OF
300.47 FEET TO A POINT;
RUN THENCE NORTH 39
DEGREES 54 MINUTES 53
SECONDS WEST FOR A DISTANCE OF 136.62 FEET TO A
POINT: BIIN THENCE POINT: RUN THENCE NORTH 01 DEGREES 10 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 45.02 FEET TO A POINT; RUN THENCE NORTH 31 RUN THENCE NORTH 31
DEGREES 25 MINUTES 14
SECONDS WEST FOR A DISTANCE OF 41.25 FETE TO A
POINT; RUN THENCE
NORTH 30 DEGREES 04
MINUTES 22 SECONDS
EAST FOR A DISTANCE OF
17.50 FEET TO A POINT;
RUN THENCE NORTH 04
DEGREES 50 MINUTES 32
SECONDS EAST FOR A DISTANCE OF 93.99 FETE TO A
POINT; RUN THENCE
NORTH 39 DEGREES 54 IAINUE OF 93.99 FEIE IO POINT; RUN THENCE NORTH 39 DEGREES 54 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 78.64 FEET TO A POINT; RUN NORTH 50 DEGREES 04 MINUTES 56 SECONDS 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: 82002 045 SUBJECT TO

PARICEL ID NUMBER:
R3003 945 SUBJECT TO
ANY EASEMENTS OR RESTRICTIONS OF RECORD.
Said property being known
as 1350 MT MORIAH ROAD,
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

paying the same, all expens-

es of the sale, including at-

tornevs' fees and all other

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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 proper-ty: 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 The Estate of Nell Byers Mccright, The Heirs of Nells Byers Mc cright, or tenant(s). The sale will be conducted subject to D17-000881-2 (1) confirma-tion that the sale is not pretion that the sale is not pro-hibited 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 who has the full authority to negotiate, amend, and modify all terms of the mortgage is: PHH Mortgage Corporation, 1 Mortgage Way, Mount Laurel, NJ 08054, 866-503-5559. THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. The Geheren Firm, P.C., 4828 Ashford Dunwoody Road, 2nd Floor. Firm, P.C., 4828 Ashford Dunwoody Road, 2nd Floor, Atlanta, GA 30338 TEL (678) 587-9500. 950-64038 3/9,16,23,30,2022

Notice of Sale Under Power State of Georgia, County of GWINNETT. Under and by virtue of the Power of Sale contained in a

Deed to Secure Debt Given by Kim McMillan Davis AND ROYCE A DAVIS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMI-NEE FOR OCEANSIDE MORT-GAGE COMPANY, dated 05/20/2009, and Recorded on 06/12/2009 as Book No. Off 107/12/2009 as Book No. 49534 and Page No. 0844, 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 AND ASSESSMENT OF THE SECOND (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 of \$219,798.00, 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 Courthouse within the legal hours of sale on the first Tuesday in April, 2022, the following described property Tuesday in April, 2022, the following described property: THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF GEORGIA, COUNTY OF GWINNETT, CITY OF SNELLVILLE, AND IS DESCRIBED AS FOLLOWS:
ALL THAT TRACT OR PARCEL OF LAND LYING AND

CEL OF LAND LYING AND BEING IN LAND LOT 22 OF THE 6TH DISTRICT, GWIN-NETT COUNTY, GEORGIA RECORDS, BEING LOT 29, BLOCK A, MOORINGS ES-TATES SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 41, PAGE 223, IN THE OF-FICE OF THE CLERK OF THE SUPERIOR GWINNETT COUNTY, GEOR-GIA RECORDS. WHICH COURT GWINNETT COUNTY, GEUR-GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE A MADE A PART OF THIS DE-SCRIPTION.

PARCEL NUMBER(S): 6022058 The debt secured by said Deed 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 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, in-Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF JUNIPER MORTGAGE LOAN TRUST Abolds the duly endorsed MORIGAGE LOAN TRUST A 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 JUNIPER MORTGAGE LOAN TRUST A (the current investor on the (the current investor on 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 CARRINGTON MORTGAGE SERVICES, LLC may be contacted at: CARRINGTON MORTGAGE SERVICES, LLC, 1600 SOUTH DOUGLASS ROAD, SUITE 200 A, ANAHEIM, CA 92806, 800 561 4567. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 4535 SHUMART DR, SNELLVILLE, GEORGIA 30039 is/are: KIM MCMILLAN DAVIS AND ROYCE DAVIS or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (in-To the best knowledge and

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, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the

and audit of the status of the loan as provided in the pre-ceding 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 COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN FORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. To obtain options and alternatives to foreclosure please contact Carring sure please contact carring-ton Mortgage Services, LLC directly, toll free by the fol-lowing telephone number: (800 561 4567). 00000009368481 BARRETT DUOU0009368481 BARRETI DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398. 950-63562 3/9,16,23,30,2022

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

Pursuant to a power of sale contained in a certain security deed executed by Betty R. Miley, hereinafter referred to as Grantor, to Mortgage Electronic Registration Sys-tems, Inc. as nominee for tems, inc. as nominee for Brand Mortgage Group, LLC recorded in Deed Book 50484, beginning at page 695, of the deed records of the Clerk of the Superior Court of the aforesaid state and county, and by virtue of a default under the terms of said security deed, and the related note, the undersigned attorney-in-fact for signed attorney-in-fact in 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 action of the said country within the said country place of conducting Sherin's sales in said county within the legal hours of sale, to the highest bidder on the first Tuesday in April 2022, all property described in said security deed including but not limited to the following described property: All that tract or parcel of land lying and being in Land Lot 29 of the 6th District, Gwinnett County, Georgia, being Lot 21, Block A, of Jameson Mill Subdivision, as per plat thereof recorded in Plat Book 126, page 172-173, Gwinnett County, Georgia Records, which recorded lat is incorporated herein security deed including but plat is incorporated herein by reference and made a part of this description. Said legal description being con-trolling, however, the Prop-erty is more commonly known as: 4020 Megan Car

ly Way, Snellville, GA 30039 Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the un-dersigned. The sale will be subject to the following items which may affect the title: any outstanding ad val-orem taxes (including taxes which are a lien but not yet due and payable); any mat-ters which might be dis-closed by an accurate survey and inspection of the prop erty; any assessments, encumbrances, zoning ordi-nances, restrictions, and all other matters of record superior to the said Security Deed. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. MidFirst Bank. through its division Midland Mortgage is the entity with authority to amend and modify the terms

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 Midland Mortgage may be contacted by telephone at 1-800-552-3000. To the best of the undersigned's knowledge and belief, the party in possession of the property is believed to be Betty R. Miley, or tenant(s). MidFirst Bank, Secured Creditor As attorney-in-fact for the aforesaid Grantor Campbell & Brannon, LLC Attorneys at Brannon, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connector, Suite 350 Atlanta, GA 30342 (770) 392-0041 22-6697 THIS LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PUIRPOSF

PURPOSE. 3/9,16,23,30,2022

STATE OF GEORGIA

COUNTY OF GWINNETT Notice of Sale Under Power. State of Georgia, County of GWINNETT. UNDER POWER
Because of a default under the terms of the Security Deed executed by Newal S. Mohammed to Wells Fargo Bank, N.A. dated June 9, 2010, and recorded in Deed Book 50176, Page 876, Gwinnett County Records, securing a Note in the original principal amount of \$197,342.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire cured has declared the entire amount of said indebtedness amount of said indeptedness due and payable and, pur-suant 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 Courtof sale, before the courty, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF Deed, To-WIT: ALL IHAI
TRACT OR PARCEL OF
LAND LYING AND BEING IN
LAND LOT 52 OF THE 5TH
DISTRICT, GWINNETT
COUNTY, GEORGIA, BEING
LOT 6, BLOCK H, OF SUMMIT AT SARATOGA SUBDIVISION, UNIT III, AS PER
PLAT RECORDED IN PLAT
BOOK 70, PAGE 106, GWINNETT COUNTY, GEORGIA,
RECORDS, REFERENCE TO
WHICH PLAT IS MADE FOR
A COMPLETE DESCRIPTION
OF THE PROPERTY: AND
BEING IMPROVED PROPERTY
Y KNOWN AS 2038 HIGH
ROCK AVENUE ACCORDING
TO THE PRESENT SYSTEM
OF NUMBERING PROPERTY Courthouse within the legist hours of sale on the first ruesday in April, 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 22 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 6, BLOCK D. POOLE CREEK FOREST SUBDIVISION, UNIT 4, AS PER PLAT RECORDED IN PLAT BOOK 7, PAGE 74, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. SAID PROPERTY BEING KNOWN AS 1088 WAYNE DRIVE ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGIA. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtdeness and when due and in the TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGIA. Said property is known as 2038 High Rock Avenue, Lawrenceville, GA 30044, together with all fixtures and personal property attached to and constituting a part of said property will be any. Said property will be any. Said property will be sold subject to any outstanding ad valorem taxes (in-cluding taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessment lines one property and inspection. 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 calculations are supported to the secure of the ments, liens, encumbrances, zoning ordinances, restricdefault, 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 covenants, and mattions, covenants, and mat-ters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebted-

ness and all expenses of said sale as provided in said

FORECLOSURE FORECLOSURE

Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Newal S. Mohammed, successor in interest or tenant (s). Wells Fargo Bank, N.A. as Attorney-in-Fact for New-J. S. Mohammed File pp. 20al S. Mohammed File no ar S. Monammed File no. 20-076360 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA

N.E., SUITE 300 ATIAITIA, GA 30346 (770) 220-2535/***CF_REFERENCE_I NITIALS*** https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY IN-FORMATION OBTAINED FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-63855 3/23,30,4/6,13,20,27,2022

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Because of a default under the terms of the Security Deed executed by Steven M. Orillion to Union Planters Bank, N.A. dated September Bank, N.A. dated September. 25, 2000, and recorded in Deed Book 21522, Page 141, Gwinnett County Records, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to The Bank of New York The Bank of New York trustee under the Pooling and Servicing Agreement Series 04-R1 Corp. Trust-MBS, securing a Note in the original principal amount of \$122,986.00, the holder \$122,986.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, April 5, 2022, during the legal hours of sale, before the Court-burst deep in said County. of sale, before the Courrhouse 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 LYING AND BEING IN
LAND LOT 146 OF THE 6TH
DISTRICT, GWINNETT
COUNTY, GEORGIA, BEING
LOT 5, BLOCK C, TOWN &
COUNTRY SUBDIVISION &
AS PER PLAT THEREOF
RECORDED IN PLAT BOOK
P, PAGE 51, GWINNETT
COUNTY RECORDS, SAID
PLAT BEING INCORPORAT.
D HERFIN BY REFERENCE ED HEREIN BY REFERENCE THEREIN Said property is known as 5288 Greenleaf Dr, Lilburn, GA 30047, together with all fixtures and personal property attached to and constituting a part of caid property if any Said said property, if any. Said property will be sold subject to any outstanding ad val-orem taxes (including taxes which are a lien, whether or the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

easements,

PURPOSE.

NOTICE OF SALE

UNDER POWER GEORGIA, GWINNETT COUNTY

The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale (\$102.564.00), with interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to as provided in said Deed, and the balance, if any, will 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 law with 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 Gwinof the status of the loan with the secured creditor. The property is or may be in the possession of Steven M. County within the legal hours of sale Orillion, successor est or tenant(s). THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK as Trustee, in trust for in said Security Deed includ-ing but not limited to the foling but not limited to the following described property:
THE LAND REFERRED TO
HEREIN BELOW IS SITUATED IN THE COUNTY OF
GWINNETT, STATE OF GA
AND IS DESCRIBED AS
FOLLOWS: ALL THAT PART the registered holders of NAAC Reperforming Loan REMIC Trust Certificates Se-REMIC Trust Certificates Series 2004-R1 as Attorney-fact for Steven M. Orillion File no. 22-078205 LOGS LE-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 A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT FOLLOWS: ALL THAT PAR-CEL 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, GEOR GIA PLAT RECORDS AND WILL BE USED FOR THAT

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

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by AIMEE N PREW to MORT-GAGE ELECTRONIC REGIS-TRATION SYSTEMS, INC.
("MERS") AS NOMINEE FOR
SILVERTON MORTGAGE
SPECIALISTS, INC., dated
06/01/2017, and Recorded
on 06/06/2017 as Book No. 55166 and Page No. 0865, GWINNETT County, Georgia records, as last assigned to PENNYMAC LOAN SER-VICES, LLC (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of inal principal amount of \$156,120.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the GWINNETT County Courthouse within the legal hours of sale on the first

attorney's fees (notice of in-

tent to collect attorney's fees having been given). PENNY-

ments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; as-sessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned the owner and party in possession of the property is CAROL DIANNE PRICHARD AKA CAROL D BROWN, THE ESTATE AND/OR HEIRS-AT-LAW OF CAROL DIANNE PRICHARD A/K/A CAROL D BROWN, or tenants(s). The sale will be conducted sub ject (1) to confirmation that the sale is not prohibited un-der the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the hold er of the Security Deed. The

gal description being con-trolling, however the proper-ty is more commonly known as 971 FRANKLIN RIDGE CT,

SUGAR HILL, GA 30518. The

said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed.

The indebtedness remaining

in default, this sale will be

made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payents register provided for under

indebtedness secured

FORECLOSURE

entity having full authority to negotiate, amend or modify all terms of the loan (al-MAC LOAN SERVICES, LLC holds the duly endorsed Note and is the current asthough not required by law to do so) is: Community Loan Servicing, LLC fka Bayview Loan Servicing, LLC, Loss Mitigation Dept., 4425 Ponce de Leon Blvd., 5th Floor Coral Gables Fl signee of the Security Deed to the property. PENNYMAC LOAN SERVICES, LLC, act-ing on behalf of and, as necessary, in consultation with PENNYMAC LOAN SER-VICES, LLC (the current in-5th Floor, Coral Gables, FL 33146, Telephone Number: 800-771-0299. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to VICES, 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, SUITE 200, WESTLAKE VILLAGE, CA 91361, 866 549 3583. Please note that, pursuant to 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 LIABILITY COMPANY, FKA BAYVIEW LOAN SERVICING, LLC as Attorney in Fact for CAROL DIANNE PRICHARD AKA CAROL D Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the ING, 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, best knowledge and belief of best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 1088 WAYNE DRIVE, SNELLVILLE, GEOR-GIA 30078 is/are: AIMEE N PREW or tenant/tenants. Said property will be sold Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. BVF-22-00314-1 Ad Run PREW or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are alien, 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 03/09/2022 03/16/2022 03/23/2022 03/30/2022

NOTICE OF FORECLOSURE SALE

3/9,16,23,30,2022 perior to the Deed to Secure Debt first set out above, in-cluding, but not limited to, assessments, liens, encum-brances, zoning ordinances, UNDER POWER GWINNETT COUNTY. GWINNETT COUNTY, 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 Sys-tems, Inc., as Grantee, as nominee for Branch Banking and Trust Company, dated easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of nominee for Branch Banking and Trust Company, dated June 18, 2010, and recorded in Deed Book 50172, Page 0843, Gwinnett County, Georgia Records, subsequently modified by a Loan Modification Agreement recorded November 1, 2017 in Book 55498, Page 589 in the amount of One Hundred 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-dures regarding the rescis-sion of judicial and nonjudicial called the confirmation of the confirmation of the confirmation of the confirmation and the confirm cial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be prothe amount of One Hundred Eleven Thousand Nine Hun-dred Sixty-One and 63/100 (\$111,961.63) Gwinnett vided until final confirmation and audit of the status of the and adult of the status of the loan as provided in the preceding paragraph. PENNY-MAC LOAN SERVICES, LLC as Attorney in Fact for AIMEE N PREW. THIS LAW FIRM IS ACTING AS A DEBT County, Geórgia Records County, Georgia Records, subsequently modified by a Loan Modification Agreement recorded June 15, 2020 in Book 57562, Page 241 in the amount of One Hundred Fourteen Thousand COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT Hundred Fourteen Thousand Seven Hundred Thirty-Eight and 69/100 (\$114,738.69) Gwinnett County, Georgia Records, as last transferred to **Truist Bank**, formerly known as Branch Banking and Trust Company by assignment recorded on January 2, 2020 in Book 57150 Page 817 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia 00000008861494 BARRETT DAFFIN FRAPPIER TURNER Gwinnett County. Georgia Records, conveying the af-

& ENGEL, LLP 4004 Bel Line Road, Suite 100 Addi son, Texas 75001 Tele phone: (972) 341 5398. Teleter-described property to secure a Note in the original principal amount of One Hundred Twenty-Five Thou-By virtue of a Power of Sale contained in that certain Secontained in that certain Se-curity Deed from CAROL DI-ANNE PRICHARD AKA CAR-OL 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 Security Deed sand Seven Hundred Sixty Seven and 0/100 dollars (\$125,767.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courtfor cash before the courf-house door of Gwinnett County, Georgia, within the legal hours of sale on April 5, 2022, the following de-scribed property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN JAND LOT 33 OF THE TTH a Note of even date in the original principal amount of One Hundred Two Thousand Five Hundred Sixty-Four and On(100 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 SUBDIVI-SION, UNIT ONE, PHASE D FAIRVIEW PLANNED UNIT DEVELOPMENT, AS PER PLAT RECORDED IN PLAT BOOK 26, PAGE 232, GWIN NETT COUTNTY, GEORGIA RECORDS WHICH PLAT BY REFERENCE IS INCORPO-RATED INTO AND MADE A PART OF THIS DESCRIP Courthouse. TION. Subject to all ease ments, reservations and conditions set forth in Deed Book 2697, Page 304, aforesaid records. The debt secured by said Security Deed has been and is hereby de-placed 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 Securivided in the Note and securi-ty Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all ex-penses 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 negoti-GWINNETT COUNTY GEOR-GIA PLAT RECORDS AND AS MORE PARTICULARLY SHOWN AND DESCRIBED ON A PLAT OF SURVEY PREPARED BY HAMBRICK SURVEYING, INC., GEORGIA REGISTERED LAND SUR-VEYOR FOR STEPHEN D. WEBB DATED 4/10/91. SAID PLATS AND THE RECORD THEREOF ARE INCORPO-RATED HERRIN BY REFER-ENCE FOR A MORE COMate, amend or modify all terms of the loan (although 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 foreclo-PALED REREIN BY REFERENCE FOR A MORE COM-PLETE DESCRIPTION OF SAID PROPERTY. COM-MONLY KNOWN AS. 971 FRANKLIN RIDGE CT, SUG-AR HILL GA 30518 Said lealternatives to avoid forecloalternatives to avoid forecio-sure. Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an ac-

> 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 extintion or other lien not extinguished by foreclosure. Truist Bank, formerly known as Branch Banking and Trust Company as Attorney in Fact for Mollie J. Rossin. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-00706 950-62545 2/23.3/9.16.23.30, 2022 NOTICE OF FORECLOSURE SALE UNDER POWER 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

curate survey and inspection of the property, any assess-ments, liens, encumbrances, zoning ordinances, restric-

ters of record superior to the

security Deed first set out above. To the best knowl-edge and belief of the under-signed, 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) confir-

mation that the sale is not

covenants, and mat-

tions,

Bank dha Regions Mort-gage, dated June 15, 2011, and recorded in Deed Book 50759, Page 477, Gwinnett County, Georgia Records, conveying the after-deconveying the alter-described property to secure a Note in the original principal amount of One Hundred Fifty-Five Thousand Nine Hundred Forty-Four and 0/100 dollars (\$155,944.00), with interest these as each with interest thereon as se forth therein, there will be