FORECLOSURE sold at public outcry to the highest bidder for cash be-fore the courthouse door of fore the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on April 5, 2022, the following described property. ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 84 OF THE TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING KNOWN AND DESIGNATED AS LOT 31, BLOCK "A", THE GLEN AT WHITE HAWK SUBDIVISION, UNIT ONE, AS MORE PARTICU-NE AS MORE PARTICU-LARLY DESCRIBED ON A PLAT OF SURVEY RECORD-ED IN PLAT BOOK 58, PAGE 14, GWINNETT COUNTY, GEORGIA RECORDS, RET-BEBLICE TO CAID BLAT OF GEURGIA RECURDS, REF-ERENCE TO SAID PLAT OF SURVEY AND THE RECORD THEREOF BEING HEREBY MADE FOR A MORE COM-PLETE LEGAL DESCRIPTION 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 ure to pay the indeptedness 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). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Regions Mortgage they can be contacted at (800) 748-9498 for Loss Mitigation Dept, or by writing to 6200 Poplar Avenue, Memphis, Tennessee 38119, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is James M. Scott and Debois James M. Scott and Debo-rah K. Duffy-Scott or tenant (s); and said property is more commonly known as 1145 MEADOW PERCH CT, Lawrenceville, GA 30043. The sale will be conducted subject to (1) confirmation that the sale is not prohibit-ed under the LLS Backrupt ed under the U.S. Bankrupt-cy Code (2) final confirma-tion and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure. Regions Bank DBA Regions Mortgage as Attorney in Fact for James M. Scott. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-00148 050-6019

950-60128 1/26,3/9,16,23,30 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 WENDY WOLF SEGAL to CHASE MANHATTAN BANK CHASE MANHATIAN BANK USA, N.A. dated 03/26/2004, and Recorded on 04/16/2004 as Book No. 37855 and Page No. 0019, GWINNETT County, Georgia records, as last assigned to JPMORGAN CHASE BANK, NATIONAL ASSOCIATION (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$30,000.00, with interest 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 NOURS OF SAIR ON THE HIST TURS DAY IN APPIL 2022, the following described property: FILE NUMBER: 2403228 MAP #: 7 147 213 MAP #: 7 147 213 MAP #: 7 147 213 ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 147 OF THE 7TH DISTRICT OF GWINNTETT COUNTY, GEORGIA, AND BEING LOT 19, BLOCK A, MONTAGUE PLACE SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 91, PAGE 230, LAST REVISED AT PLAT BOOK 95, PAGE 18, GWINTETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS HERBEY INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE, BEING A PORTION OF THE SAME PROPERTY CONTINE OF THE SAME PROPERTY THE SAME PROPERTY CON-VEYED TO OLD PEACHTREE CONSTRUCTION, INC., IN FEE SIMPLE, BY WARRAN-TY DEED DATED MARCH 1, FEE SIMPLE, BY WARRAH, TY DEED DATED MARCH 1, 2002, OF RECORD IN DEED BOOK 26610, PAGE 126, AND FURTHER CONVEYED TO WENDY WOLF SEGAL, IN FEE, SIMPLE. BY WARRANTY DEED DATED FEBRUARY 28, 2003, OF RECORD IN BOOK 31877, PAGE 108, IN THE OFFICE OF THE SUPERIOR COURT OF GWINNETT COUNTY, GEORGIA. The debt secured by said Deed to Secure Debt lase 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 of selections of the sale. 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 hear div.

amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, JP-MORGAN CHASE BANK, NATIONAL ASSOCIATION may be contacted at: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, 3415 VISION DRIVE, COLUMBUS, OH 43219, 866 550 5705. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the test knowledge and belief of best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 1118 MONTAGUE LAWRENCEVILLE, GEORGIA

ney's fees having been giv-en). JPMORGAN CHASE en). JPMUHGAN CHASE BANK, NATIONAL ASSOCIA-TION holds the duly en-dorsed Note and is the cur-rent assignee of the Security Pand to the property. In

Deed to the property. JP-MORGAN CHASE BANK, NA-

MUNGAN CHASE BANK, NA-TIONAL ASSOCIATION, act-ing on behalf of and, as nec-essary, in consultation with JPMORGAN CHASE BANK, NATIONAL ASSOCIATION (the current investor on the

loan), is the entity with the full authority to negotiate, amend, and modify all terms

FORECLOSURE

30043 is/are: WENDY WOLF SEGAL or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and in 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 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 processing. tenants. allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under

AL ASSOCIATION as Attorney in Fact for WENDY WOLF SEGAL. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY DECORMATION OF TAINING INFORMATION INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 0000009401571 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398. 950-63557 3/9,16,23,30,2022

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. JPMOR-GAN CHASE BANK, NATION-

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE

NOTICE OF SALE
UNDER POWER
Because of a default under
the terms of the Security
Deed executed by Ben D
Cassions to HomeBanc Mortgage Corporation dated July 28, 2004, and recorded in Deed Book 39487, Page 134, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to **BankUnited N.A.** securing a Note in the original principal amount of \$203,150.00, the holder Deed and Note thereby secured has declared the entire amount of said indebtedness cureo has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, May 3, 2022, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 26, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 27, BLOCK B, THE FIELDING SUBDIVISION, UNIT FOUR, AS PER PLAT RECORDED IN PLAT BOOK 65, PAGE 62, GWINNETT COUNTY, BY REFERENCE, IS INCORPORATED HEREIN AND MADE A PART HEREOF. Said property is known as SAN Sunbill Mrive

Said property is known as 980 Sunhill Drive, Lawrenceville, GA 30043, together with all fixtures and personal property attached to and constituting a part of cold property if any Said to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the prop-

and inspection of the prop-erty, any assessments, liens, encumbrances, zoning ordiencumbrances, zoning ordi-nances, restrictions, covenants, and matters of record superior to the Secu-rity Deed first set out above. The proceeds of said sale will be applied to the pay-ment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided and the balance, if any, will be distributed as provided by law. The sale will be confuded 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 sequed creditor. The of the status of the loan with the secured creditor. The property is or may be in the possession of Ben D Ses-sions and The Representa-tive of the Estate of Ben D Sessions, successor in interest or tenant(s). BankUnited N.A. as Attorney-in-Fact for Ben D. Sessions File no. 22-078360 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/GR https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT Sessions, successor in inter FUHMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-63857 3/9,16,23,30,4/6,13,20,27, 2022

Notice of Sale Under Power Georgia, Gwinnett County

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by Emika Sheeler and Lawrence Scott to Buckhead Mortgage Associates, Inc. dated June 1, 2009, and recorded in Deed Book 49579, Page S84, Gwinnett County Georgia records as 49579, Page 584, Gwinnett County, Georgia records, as last transferred to Carrington Mortgage Services, LLC by Corrective Assignment recorded in Deed Book 56350, Page 297, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$181.319.00, with interest at inal principal amount of \$181,319.00, with interest at the rate specified therein, there will be sold by the un-dersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in April, 2022, to wit: April 5, 2022, the following described property:

the following described property:
All that tract or parcel of land lying and being in Land Lot 304 of the 5th Land District of Gwinnett County, Georgia records, being Lot 3, Block F of the Apalachee Heritage Subdivision, Unit One, as per plat recorded in Plat Book 89, Pages 10-11, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia records, which plat is incorporated herein and made a part hereof by reference.
The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default,

FORECLOSURE

failure to pay the indebted-ness as and when due and in the manner provided in the Note and Deed to Secure Debt. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property is commonly known as 2381 Kelman

known as 2381 Kelman Place, Dacula, GA 30019, together with all fixtures and personal property attached to and constituting a part osaid property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Emika Sheeler or tenant or tenants. Said property will be sold

subject to (a) any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and in spection of the property, and (c) all matters of record superior to the Deed to Secure Lebt first set out above in Debt first set out above, in-cluding, but not limited to, assessments, liens, encum-brances, zoning ordinances, easements, restrictions,

easements, restrictions, covenants, etc.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; (2) O.C.G.A. Section 9-13-172.1; and (3) final confirmation and audit of the status of the loan with the status of the loan with the holder of the security deed.
Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until figuration and suits of nal confirmation and audit of the status of the loan as pro-

the status of the loan as provided in the preceding paragraph.

Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is: Carrington Mortgage Ser-vices, LLC Attention: Loss Mitigation

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

The foregoing notwith-standing, nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require the se-cured creditor to negotiate, amend or modify the terms of the Deed to Secure Debt described herein described herein.

This sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, procifically being

Suite 200
Atlanta, GA 30339
404.252.6385
THIS LAW FIRM IS ACTING
AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION
OBTAINED WILL BE USED
FOR THAT PURPOSE.
MBFC19-208
950-60305
1/30.2/2,9,16,23,3/2,9,16,23,30,2022

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE

FORECLOSURE

ACTING AS A DEBT COL-LECTOR. ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-61762 3/9,16,23,30,

NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY JINE FORMATION ORTAINED

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 Doris M Tarsa to Mortgage Electronic Registration Systems, Inc., as nominee for Embrace Home Loans, Inc dated January 27, 2017 and recorded on February 6, 2017 in Deed Book 54914, Page 246, Gwinnett County, Georgia Records, and later assigned to Embrace Home Loans, Inc. by Assignment Loans, Inc. by Assignment of Security Deed recorded on July 16, 2020 in Deed Book 57654, Page 109, Gwinnett County, Georgia Records, conveying the af-Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Fifty-Five Thousand Six Hundred Seventy-Seven And 00/100 Dollars (\$155,677.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on April

County, Georgia, within the legal hours of sale on April 5, 2022 the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 70 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 73, BLOCK A. KESWICK SUBDIVISION, UNIT I, AS PER PLAT RECORDED IN PLAT BOOK 55, PAGE 300, GWINNETT COUNTY RECORDS, WHICH SAID PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION, BEING IMPROVED PROPERTY. ING IMPROVED PROPERTY PARCEL ID: R7070 400 Ti-tle to the above described property conveyed to Doris R. Tarsa and Doris M. Tarsa from Doris R. Tarsa by Quit from Doris R. Tarsa by Quit Claim Deed dated April 17, 2006 and recorded May 1, 2006 in Book 46442, Page 373 or Instrument No. N/A. The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt 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 attor-ney's fees (notice of intent to collect attorney's fees having been given). Your mortgage

tioned Security Instrument, specifically being Carrington Mortgage Services, LLC as attorney in fact for Emika Sheeler and Lawrence Scott Maner, Martin & Brunavs, ILC been given). Your mor servicer, Rushmore servicer, Hushmore Loan Management Services, LLC, as servicer for Embrace Home Loans, Inc., can be contacted at 888-504-7300 or by writing to 15480 Lagu-na Canyon Road, Suite 100, Irvine, CA 92618, to discuss possible attengatives to avoid 180 Interstate N Parkway, Suite 200 Irvine, ČA 92618, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances,

Because of a default under the terms of the Security Deed executed by Erick S. Stokes and Darlene M.
Stokes to The Dime Savings
Bank of New York, FSB
d/h/a National Mortgage Investments Co. dated December 22, 1995, and recorded
in Deed Book 12133, Page
38, as last modified in Deed
Book 55579, Page 715,
Gwinnett County Records,
said Security Deed having
been last sold, assigned,
transferred and conveyed to
U.S. Bank National Association, as Trustee for Structured Asset Securities Corproration Mortgage Loan
Trust 2005-RF3, securing a
Note in the original principal
amount of \$117,587.00, the
holder thereof pursuant to holder thereof pursuant to said Deed and Note thereby holder thereor pursuant to said Deed and Note thereby secured has declared the entire amount of said indebteness 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 highest bidder for cash, the property described in said Deed, to-wit: All that tract or parcel of land lying and being in Land Lot 293, 6th District, Gwinnett County, Georgia, being Lot 45, Block A, Windsor Gate, Unit II, as recorded in Plat Book 68, Page 84, Gwinnett County Records, which plat is hereby referred to and made a part of this description. 1ST ALLIANCE LENDING, LLC, dated February 21, 2018, recorded March 21, 2018, in Deed Book 55769, Page 0785, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Four Thousand Two Hundred Thirty-Two and 00/100 dollars hereby referred to and made a part of this description. Said property is known as 3210 Windsor Gate Run, Duluth, GA 30096, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters and 00/100 dollars (\$204,232.00), with interest Kereon as provided for therein, said Security Deed having been last sold, assigned and transferred to The Money Source Inc., there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in April, 2022, todiniy Courinosse, within the legal hours of sale on the first Tuesday in April, 2022, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 49 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA LOT OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA COT OF THE COUNTY OF now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the satus of the PLAI IS INCORPORATED
HEREIN AND MADE A PART
HEREOF BY REFERENCE
Said legal description being
controlling, however the
property is more commonly
known as 3542 TREE VIEW
DR, SNELLVILLE, GA 30078.
The indebtedness secured
by said Security Deed has
been and is hereby declared
due because of default under
the terms of said Security
Deed. The indebtedness remaining in default, this sale
will be made for the purpose
of paying the same, all expenses of the sale, including
attorneys? fees (notice to
collect same having been
given) and all other payments provided for under
the terms of the Security
Deed. Said property will be
sold on an "as-is" basis
without any representation, audit of the status of the loan with the secured crediloan with the secured credi-tor. The property is or may be in the possession of Erick S Stokes and Darlene M Stokes, successor in interest or tenant(s). U.S. Bank Na-tional Association, as Tustee for Structured Asset Securities Corporation Mort-gage Loan Trust 2005-RF3 as Attorney-in-Fact for Erick S. Stokes and Darlene M.

as Attorney-in-Fact for Erick S. Stokes and Darlene M. Stokes File no. 03-2021 LOGS LEGAL GROUP LLP-Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/GR https://www.logs.com/ *THE LAW FIRM IS

NOTICE OF SALE UNDER POWER

00/100

without any representation

dollars

FORECLOSURE

the above-named or the un-dersigned. The sale will also be subject to the following

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; encum-brances; restrictions; overants, 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 posthe owner and party in pos-session of the property is JYMAHL ALAN TUCKER, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to pengotiate Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: The Money Source Inc., Loss Mitigation Dept., 135 Maxess Rd., Melville, NY 11747. Telephone Number: 866-867-0330. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. THE MONEY SOURCE INC. as Attorney in Fact for JYMAHL ALAN TUCKER THE BELOW LAW FIRM MAY BE HELD TO BE FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. TMS-22-00501-1 Ad Run Dates 03/09/2022, 03/09/2022 03/16/2022, 03/30/2022 03/23/2022 950-63390 3/9,16,23,30,2022

Notice of Sale Under Power Georgia, Gwinnett County Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by Veronique Voltaire to Mortgage Electronic Regis-tration Systems, Inc. riation Systems, Inc. ("MERS") as nominee for Platinum Community Bank, dated June 1, 2009, and recorded in Deed Book 49539, Page 706, Gwinnett County, Georgia records, having been modified at Deed Book 53027, Page 612, aforesaid records, and as last activation of the country Deed Book 53027, Page 612, aforesaid records and as last transferred to Carrington Mortgage Services, LLC by Assignment recorded in Deed Book 53951, Page 688, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$175,757.00, with interest at the rate specified therein, original principal amount of \$175,757.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in May, 2022, the following described property: All that tract or parcel of land lying and benign in Land Lot 234 of the 5th District, Gwinnett County, Georgia, being Lot 9, Block C of Thornbrooke Subdivision, as per plat thereof recorded in Plat Book 120, Page 8-11, Gwinnett County, Georgia which recorded plat is incorporated herein by reference and made apart of this description. The debt secured by said Deed Seaver Debt the beap and assessments, lends, encum-brances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the parties in possession of the property are Doris M. Tarsa or tenant (s); and said property is debt secured by said Deed to Secure Debt has been and is hereby declared due be-1780 Keswick Place Drive, Lawrenceville, GA 30043. The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankruptcause of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. The debt remaining in default, this sale will be made for the nurses of naving the ed under the U.S. Bankrupt-cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Embrace Home Loans, Inc. as Attorney in Fact for Doris M Tarsa McChichael Taylor fault, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney?s fees (notice of intent to collect attorney?s fees having been given). Said property is commonly known as 1381 Cozy Cove Lane, Lawrenceville, GA 30045, together with all fixtures and personal property attached M Iarsa McMichael Iaylor Gray, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 404-474-7149 MTG File No.: GA2022-00025 950-63386 3/9,16,23,30,2022 personal property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): UNDER POWER
GEORGIA,
GWINNETT COUNTY
By virtue of a Power of Sale
contained in that certain Security Deed from JYMAHL
ALAN TUCKER to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS
GRANTEE, AS NOMINEE FOR
1ST ALLIANCE LENDING,
1LC dated February 21

parties) in possession of the subject property is (are): Veronique Voltaire and Rollin Francois or tenant or tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, reliens, 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. Bankrupt-cy Code; (2) O.C.G.A. Section 9-13-172.1; and (3) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-Under Power and other fore-closure documents may not be provided until final confir-mation and audit of the sta-tus of the loan as provided in the preceding paragraph. Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negoti-ate, amend and modify all terms of the mortgage with the debtor is: Carrington Mortgage Services, LLC At-tention: Loss Mitigation De-partment 1600 South Dou-glass Road, Suite 200-A partment 1600 South Douglass Road, Suite 200-A
Anaheim, CA 92806 1-800561-4567 The foregoing notwithstanding, nothing in OC.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend or modify the terms of the Deed to Secure Debt described herein. This sale is conducted on behalf sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being Carrington Mortgage Services, LLC as attorney in fact for Veronique Voltaire Maner, Martin & Brunavs, LLC 180 Interstate N Parkway, Suite 200 Atlanta, GA 30339 404.252.6385 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING sale is conducted on behalf

FORECLOSURE

TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. MBFC19-243

3/23.30.4/6.13.20.27, 2022 NOTICE OF SALE UNDER POWER CONTAINED IN SECURITY DEED STATE OF GEORGIA

COUNTY OF Gwinnett
Pursuant to a power of sale
contained in a certain security deed executed by Jennifer White, hereinafter re-K. White, hereinafter referred to as Grantor, to Mortgage Electronic Registration Systems, Inc. as nominee for NFM, Inc. recorded in Deed Book 51647, beginning at page 648, of the deed records of the Clerk of the Superior Court of the aforesaid state and country and by virtue of and county, and by virtue of a default under the terms of a default under the terms of said security deed, and the related note, the undersigned attorney-in-fact for the aforesaid Grantor (which attorney-in-fact is the present holder of said security deed and note secured thereby) will sell at the usual place of conducting Sheriff's sales in said county within the legal hours of sale, to the the legal hours of sale, to the highest bidder on the first Tuesday in April 2022, all property described in said security deed including but not limited to the following described property: All that tract or parcel of land lying and being in Land Lot 63 of the 7th District, Gwinnett County, Georgia, being Lot 3, Block B, Meadow Pond, as per plat recorded in Plat Book 51, Page 67, Gwinnett County, Georgia Records, reference to said plat is hereby made for a complete description of this property herein described. **FOR INFORMATIONAL PURPOSES ONLY** The improvements thereon being known as **No**.

ONLY** The improvements thereon being known as No. 1331 Pinyon Place, Lawrenceville, GA 30043. Being the same property, which by Deed dated 1/6/09 and recorded January 16, 2009 in Book 49415, Page 421, and re-recorded January 14, 2009 in Book 49239, Page 150 in the Offica of the Register of Deeds of Gwinnett County, Georgia, was granted and conveyed by Prudential Relocation, Inc. unto Jennifer M. Krowicki and John A. Krowicki and John A. Krowicki PARCEL ID NO: R7063 169 Said legal description being PARCEL ID NO: R7063 169
Said legal description being
controlling, however, the
Property is more commonly
known as: 1331 Pinyon
Place, Lawrenceville, GA
30043 Said property will be
sold on an "as-is" basis
without any representation,
warranty or recourse against
the above-named or the undersigned. The sale will be
subject to the following
items which may affect the
title: any outstanding ad valorem taxes (including taxes
which are a lien but not yet
due and payable); any matwhich 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. 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 through its division Midland Mortgage is the entity with authority to negotiate, amend and modify the terms of the Note and Security Deed. MidFirst Bank, through its division Midland Mortgage's address is 998 N.W. Grand Blvd., Oklahoma City, OK 73118. MidFirst Bank, through its division Midland Mortgage may be contacted by telephone at 1-800-552-3000. To the best of the undersigned's knowledge and belief, the party in possession of the property is believed to be Jennifer K. White and Blake White, Administrator of Estate of Jennifer Krowicki White, or tenant(s). MidFirst Bank, as Transferee, Assignee, astrone, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connector, Suite 350 Atlanta, GA 30342 (770) 392-0041 21-6530 THIS LAW FIRM MAY BE HELD TO BE ACTING AS A VINFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

950-63541 3/9,16,23,30,2022

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